



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Joseph Horwedel

**SUBJECT:** SEE BELOW

**DATE:** July 23, 2007

Approved

Date

7/28/07

**COUNCIL DISTRICT:** 3  
**SNI:** 13<sup>th</sup> Street

**SUBJECT HISTORIC LANDMARK INITIATION FOR THE FOLLOWING PROPERTIES  
LOCATED IN THE HENSLEY HISTORIC DISTRICT:**

- 1. HL07-160. HENRY & FLORENCE REED HOUSE, LOCATED AT 328 N. SIXTH STREET**
- 2. HL07-161. HERRINGTON HOUSE, LOCATED AT 336 N. SIXTH STREET**
- 3. HL07-162. HAYDOCK HOUSE, LOCATED AT 483 N. FIFTH STREET**

**RECOMMENDATION**

Planning Staff recommends that the City Council:

- Adoption of a resolution to initiate proceedings to consider the single family houses located at each of the addresses noted above as landmarks of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature.
- Refer the matter back to the Historic Landmarks Commission for its consideration at a public hearing, report and recommendation.
- Adoption of a resolution setting a public hearing on Tuesday, September 25, 2007, at 1:30 p.m. for Council consideration of City Landmark designation of the structures noted above.

**OUTCOME**

Initiation of the Historic Landmark Designation by the City Council would begin the process for 1) referral to the Historic Landmarks Commission for report and recommendation, and 2) a subsequent public hearing for Council action on the designation of the Historic Landmark.

## **BACKGROUND**

In April and May 2007, the single-family houses located at 328 N. Sixth Street, 336 N. Sixth Street, and 583 N. Fifth Street in the Hensley Historic District were evaluated in Department of Parks and Recreation (DPR) forms and historic evaluation sheets. The evaluations were prepared by qualified historic consultants Archives and Architecture. The cover letter and DPR form (see attached) for each property state that the houses meet the criteria for City Landmark designation under the Historic Preservation Ordinance, and appear eligible for the California Register of Historical Resources. The individual buildings' owners submitted separate applications for Historic Landmark designation of the houses in May and June 2007, using the research documented in the DPR forms.

Designation of the structures as City Landmarks would establish the requirement for the issuance of Historic Preservation (HP) permits for City approval of any exterior changes proposed to the structures. The designation would also allow the owners to apply for property tax reduction under the Mills Act and for exemption from the Building and Structure construction tax and the Commercial-Residential-Mobile Home Park (CRMP) building tax for work done in conformance with approved HP permits. The owners of all three properties have submitted, or are in the process of submitting, Mills Act contracts. The contracts are tentatively scheduled to be considered by the Historic Landmarks Commission and City Council in September 2007, concurrent with the houses' proposed designation as City Landmarks.

## **ANALYSIS**

The following summaries are based on the historical evaluations prepared for each of the properties by Archives and Architecture. Please refer to the attached evaluation forms for a more detailed discussion and analysis of each of the buildings.

Each of these three properties is currently identified as a contributing structure to the Hensley Historic District in the City of San Jose's Historic Resources Inventory. Based on that designation, each is currently included in the National Register of Historic Places as a contributor to the National Register Hensley Historic District. In turn, each is therefore also qualified for listing on the California Register of Historical Resources. In addition, based on the research and evaluation performed by Archives and Architecture, each of these three properties appears to be individually eligible for inclusion in the National Register under Criterion C: "Embody[ing] the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."

### **1. HL07-160. Henry & Florence Reed House, located at 328 N. Sixth Street**

This circa-1891, Victorian-era house embodies a distinctive Queen Anne design with a locally unique composition of form, materials, and detailing. Exemplary details include an unusual shingled "eyebrow" over the front bay window, a rare curved porch, a gabled and angled corner bay, and

sophisticated trimwork and ornamentation. The house was designed by notable local architect W. D. Van Siclen.

Consistent with the National Register eligibility findings, the building qualifies for City Landmark status based on 6) its embodiment of distinctive Queen Anne type with a locally unique composition of form, materials, and detailing within the Victorian era of architectural design, and 7) its identification as the work of notable local architect W.D. Van Siclen (Municipal Code Section 13.48.110).

## **2. HL07-161. Herrington House, located at 336 N. Sixth Street**

This house, built around 1896, represents a distinctive late Queen Anne design that includes some of the more muted, less elaborate detailing that is characteristic of the Neoclassical style. Located within a distinctive grouping of 1890s Victorians on the east side of North Sixth Street, north of Julian Avenue, the house represents a period of transition toward the simpler forms of the Colonial Revival movement and away from the “excesses” of Queen Anne ornamentation.

Consistent with the National Register eligibility findings, the building qualifies for City Landmark status based on 6) its embodiment of distinctive late Queen Anne design that represents a period of transition away from ornamentation towards simple Colonial Revival forms and refined classical details that would result in the development of the Neoclassical Bungalow in the early twentieth century (Municipal Code Section 13.48.110).

## **3. HL07-162. Haydock House, located at 483 N. Fifth Street**

This circa-1886 cottage exhibits a distinctive Italianate-style design in its composition and detailing, including carved brackets, wooden quoins, and tall, narrow, arched windows. While the house also includes Queen Anne details such as turned spindles and wide frieze boards, its strong verticality clearly associates it with the Italianate style of the 1870s and early 1880s. The house represents a period of transition from the earlier Italianate style to the Queen Anne Victorian style that occurred in the mid-1880s.

Consistent with the National Register eligibility findings, the building qualifies for City Landmark status based on 6) its embodiment of the Italianate style of the 1870s and 1880s with its strong verticality, and transition to the Queen Anne style of the mid-1880s with its turned spindles and wide frieze boards (Municipal Code Section 13.48.110).

## **EVALUATION AND FOLLOW-UP**

As noted in the Recommendation section on the first page of this memorandum, if the initiation of the Landmark designation is approved, the matter is then referred to the Historic Landmarks Commission for its consideration at a public hearing, followed by report and recommendation back to Council. Council will schedule a public hearing for Tuesday, September 25, 2007, at 1:30 p.m. for Council consideration of City Landmark designation of the above noted structures.

**POLICY ALTERNATIVES**

Not applicable

**PUBLIC OUTREACH/INTEREST**

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater.  
**(Required: Website Posting)**
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff will follow Council Policy 6-30: Public Outreach Policy. A notice of the public hearings for the Historic Landmark designation will be distributed to the owners and tenants of all properties located within 500 feet of the project site, published in a local newspaper, and posted at the site and on the City website.

**COORDINATION**

Preparation of the City Council resolution to initiate proceedings has been coordinated with the City Attorney's Office.

**FISCAL/POLICY ALIGNMENT**

This project is consistent with applicable General Plan policies. Approval of the City Landmark Designation for these structures would further the San Jose 2020 General Plan *Urban Conservation/Preservation* Major Strategy, which states that, at a strategic level, preservation activities contribute visual evidence to a sense of community. In particular, the *Historic, Archaeological and Cultural Resources (HACR) Policy No. 11* states that the City should use the Area of Historic Sensitivity overlay and the landmark designation process of the Historic Preservation Ordinance to promote and enhance the preservation of historically or architecturally significant sites and structures.

**COST SUMMARY/IMPLICATIONS**

Not applicable.

HONORABLE MAYOR AND CITY COUNCIL  
July 23, 2007  
Subject: HL07-160, HL07-161, HL07-162  
Page 5

**BUDGET REFERENCE**

Not applicable.

**CEQA**

Exempt, File No. HL07-160, HL07-161, and HL07-162.

*for Atkuni Saridwan*  
for JOSPEH HORWEDEL, DIRECTOR  
Planning, Building and Code Enforcement

For questions please contact Sally Zarnowitz, Historic Preservation Officer, at 535-7834.

Attachments: Department of Parks and Recreation (DPR) forms  
Location Maps

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 12 \*Resource Name or #: (Assigned by recorder) Henry and Florence Reed House

P1. Other Identifier: Keffel / Vincenz House

\*P2. Location:  Not for Publication  Unrestricted \*a. County Santa Clara  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad San Jose Date 1980 photo revised T.7S.; R.1E.; Mount Diablo B.M.  
c. Address 328 North Sixth St. City San Jose Zip 95112  
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598433mE/ 4133590mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
Assessor's Parcel Number: 249-48-047,  
east side of North Sixth Street north of East Julian Street.

\*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Victorian-era house within the Hensley Historic District embodies a distinctive Queen Anne design that has a unique composition of form, materials, and detailing that distinguishes this building from others in San José. The architect, William Doty Van Siclen, appears to have designed this house within the context of a prototype single-family residence - a similar house with many matching details is known today as The Steinbeck House in Salinas, California. Character-defining features of this design include an unusual shingled eyebrow over the front bay window, a rare curved porch, a gabled and angled corner bay, a side entry to the dining room, and sophisticated trimwork associated with the high-point of Victorian-era ornamentation. It sits today within a grouping of houses along North Sixth Street that represents a rare glimpse of fine residential design from the early 1890s.  
(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

View facing east, April 2007.

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both

1891, news article, 116 years old.

\*P7. Owner and Address:

Miranda von Stockhausen  
& Diana Hardick  
328 N Sixth St.  
San Jose, CA 95112

\*P8. Recorded by: (Name, affiliation, and address)

F.Maggi, C.Duval, & L.Dill  
Archives & Architecture  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: 4/30/2007

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

None

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling State Record  Rock Art Record  Artifact Record  Photograph Record  Other (List)

(Continued from page 1, DPR523a, P3a)

The setting of this house includes modest-size front and rear yards that have been landscaped to recall Victorian-era parterres and walkways. A narrow setback follows the north side of the house, and a gravel driveway fills the south side yard. The rear yard includes a recent arbor and historic carriage house.

This nominally west-facing house has a raised, one-and-a-half-story, rectangular main mass with a steep, truncated hipped roof that is accented by a large front-facing gable centered over an angled bay window. Entry is through a projecting front-gabled porch; its roof is set below the main eaves. A squared and gabled bay window projects from the southwest corner of the front façade at a 45-degree angle. To its right on the side elevation another angled and gabled bay accentuated the wall, countered by shallow bump-out on the north side. The hipped rear roof steps down slightly at an enclosed porch.

The eaves are moderate in depth and boxed, with integral wood gutters and round downspouts; some of the gutters have been replaced with similar metal profiles. The v-groove siding is trimmed by flat-boards at the corner boards; crown molding and rope trim the frieze board under the eaves. The sill band features fluted boards while the window sides and headers are plain boards except at the bay windows. At the top of the walls, a flared shingle band wraps the house above a narrow trim band. The shingles are cut in a pattern of fleur-de-lis; at the main front gable, the shingle band arches up in a graceful eyebrow form.

Carved ornaments at the gable ends, decorative trim at the bay window and porch, and special siding materials and general trim add to the special character that distinguishes this house. On the front façade, some of the trimwork has been partially removed, but the original location of trim remains evident at the front façade and the original trim remains on the side elevations, so it can be restored.

The main and gable-end frieze bands include rope trim although toward the rear of the house, the frieze bands are simplified. Within the front porch gable, the frieze frames a triangular carving with sinuous scrollwork and modified shields. In the corner bay window, an arched carving also features some asymmetrical scroll patterns. In the main gable and two side gables are windows.

Curved, fan-carved brackets with fluted edges support the gable ends over the clipped bay window corners; the cantilevers terminate at short turned pendants that are connected to the brackets by a row of scallops; each scallop has a drilled hole. Matching scalloped cresting is located at the truncated roof.

The front and side bay window units have asymmetrical proportions, with smaller upper sash and taller lower sash. The focal windows of the bay windows include a wide, fixed lower window with wide transoms. The front transoms were reportedly once arched floral stained glass windows; they are currently one-lite fixed windows. The windows at the side bay have upper sash with multi-lite stained glass in a grid pattern. Remaining fenestration on the sides of the house generally consists of 1/1 wood windows in pairs. Fixed and 2/2 double-hung basement-level windows are visible in the pony wall above the recent concrete foundation and basement. An aluminum slider replaced the front gable window.

Trim at the windows includes fluted side and header casings with pyramidal corner blocks and button trim on the face of the side casings. The windows without a sill band have shaped aprons. Front and some side windows have intermediate side blocks with a floral pattern; some have been removed but are replaceable. Above the corner bay window is a grid of panels in line with the upper shingle band. The panels are topped by a row of pyramidal blocks.

(Continued on next page)

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 3 of 12

\*Resource Name or # (Assigned by recorder) Henry and Florence Reed House

\*Recorded by F. Maggi, C. Duval, & L. Dill

\*Date 4/30/2007

Continuation  Update

(Continued from previous page)

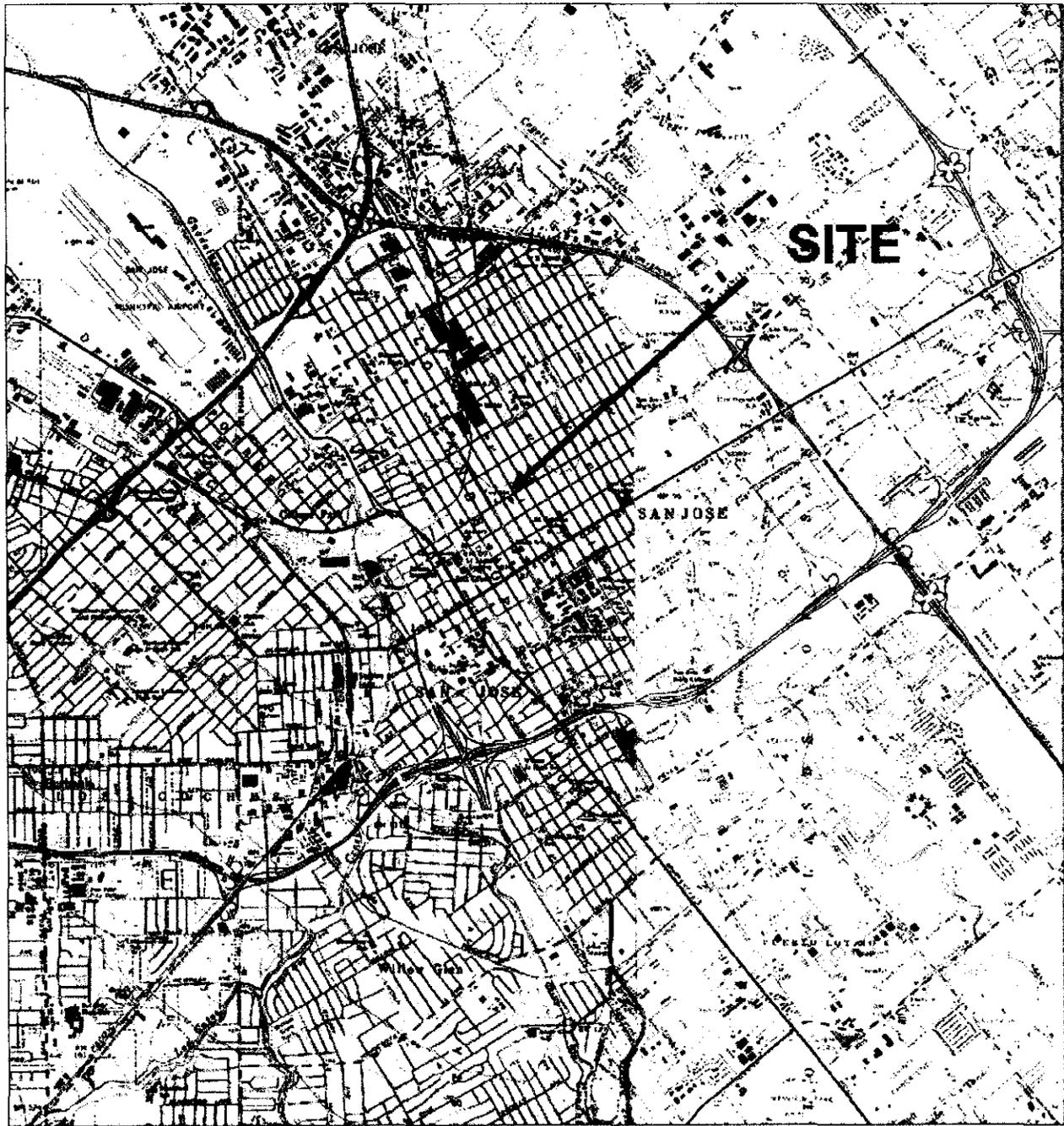
The porches have urn-shaped, turned posts that square off at their bases and tops. At the front porch, these support an arched beam that is missing its original spindle work. Spindle work has been preserved on the side porch--a series of alternating turned vase forms. The front and side porches have corner brackets under the eaves. These project from raised vertical trim bands centered on the corner boards. One span of the side porch includes small corner brackets under the spindle band. The handrail is missing at both the front porch and side porch.

The rear of the house is a combination of original porch and additions; all currently enclosed and compatible with the original house design. Rear entry is through this enclosed porch. It features arched openings and a band that was once the original handrail. The porch includes multi-lite fixed sash and one-lite casements. The southeast corner of the porch was added by 1915. A four-panel cellar door is recessed under the rear porch. A door to the basement is also located under the front porch.

The front door is recessed into the front wall with paneled side walls and ceiling surrounding the opening. Quarter-round shell sunburst brackets accent the upper corners. The five-panel front door has a row of pyramidal blocks at the center rail and a plain transom with the address painted on it. A side door has a decorative wooden screen door with raised panels.

The interiors, with its 13 foot ceilings, include many exceptional original features, such as elaborately carved window and door trim and corner blocks, imprinted picture moldings, multiple paneled doors as well as pocket doors, a delicately carved, multi-tiered fireplace surround with 10 foot overmantle, elaborately carved panels set into the dining room wainscoting, special art tile, original decoratively cast hardware and fixtures, a built-in buffet, and plaster medallions.

The detached carriage house is symmetrical in form and includes many distinctive original features. The one-and-one-half-story building is located in the northeast corner of the property with a simple rectangular footprint; a steep center gable faces west, toward the back of the house. The original carriage opening faces south toward the side and once had a covered porch or addition along this side elevation; the addition is gone and the lower wall has been replaced with modern infill siding and recent windows. A second ancillary building had once existed at the southeast corner of the lot, appearing on the site by 1915, but gone by 1950. The main body of the carriage house is clad in horizontal v-groove wood siding; a trim band wraps the house at the top of the first floor; the pony wall and gable end are clad in square-cut shingles laid in a crenellated pattern. Trim includes flat board corner boards at the horizontal siding, flat-board window and door casings, and wide frieze boards at the boxed eaves. The original fenestration consists primarily of 1/1, double-hung wood windows at the lower level and a combination of smaller 1/1 windows and some casements in the attic level. Some windows have been replaced and added. The structure has been used as a living unit and is presently in a deteriorated condition, but being planned for future rehabilitation.



Map created with TOPO 8 © 2000 National Geographic [www.nationalgeographic.com/topo](http://www.nationalgeographic.com/topo)

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #  
HRI #

Page 5 of 12

\*NRHP Status Code 1D

\*Resource Name or # (Assigned by recorder) Henry and Florence Reed House

B1. Historic Name: Henry and Florence Reed House

B2. Common Name: None

B3. Original use: Single family residential

B4. Present Use: Single family residential

\*B5. Architectural Style: Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1891. Small ancillary building at southeast corner constructed by 1915 (no longer extant). Conversion to multifamily 1924-1928.

\*B7. Moved?  No  Yes  Unknown Date: n/a Original Location: n/a

\*B8. Related Features:

Carriage house at rear.

B9a Architect: William Doty Van Siclen b. Builder: Unknown

\*B10. Significance: Theme Architecture and Shelter Area Hensley Historic District / 13<sup>th</sup> St. SNI

Period of Significance 1891 Property Type Residential Applicable Criteria A (1), C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house located at 328 North Sixth Street was constructed in 1891 for Henry W. and Florence B. Reed for \$5,500. The Reeds hired architect William Doty Van Siclen to design their one-story, nine-room house. Located near the southerly end of White's Addition, this large unrecorded tract of land consisting of 16 city blocks north of East Julian Street to East Taylor Street was added to San Jose's Original Survey at the beginning of the *Early American Period (1846-1869)*. The westerly twelve blocks of the Addition were re-subdivided by the early 1850s into 23 blocks - the subject parcel being within Lot 206 of Block 20 of this tract. The southern portion of this block had been under single ownership into the 1880s, and a large house facing East Julian Street was located midway between North Sixth and Seventh Streets. By the late 1880s, this property as well as others nearby had begun to be subdivided into small house lots during a period of urban growth associated with the *Period of Horticultural Expansion (1870-1918)*. San Jose Fruit Packing Company built their facility south of East Julian Street at North Fifth Street in the 1880s. The Morrison Mansion was located where Mi Pueblo Market exists today. Residential growth within White's Addition during the remaining years of this historic period provides the foundation for what is now known as the Hensley Historic District, consisting of about 225 properties. The district was designated a local City Landmark District in 1990. The subject property is considered a contributor to the landmark district.  
(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multifamily property

\*B12. References:

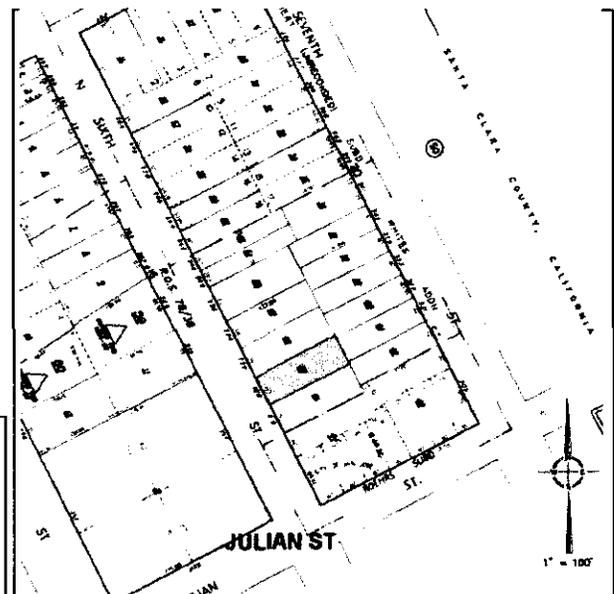
(See page 8)

B13. Remarks: Proposed City Landmark candidate

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: April 30, 2007

(This space reserved for official comments.)



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 6 of 12 \*Resource Name or # (Assigned by recorder) Henry and Florence Reed House

\*Recorded by F. Maggi, C. Duval, & L. Dill \*Date 4/30/2007  Continuation  Update

*(Continued from previous page, DPR523b, B10)*

Henry Washburn Reed, born about 1866, was the son of Edward and Sarah Reed, and it was Edward who had owned this lot prior deeding it to Henry and Florence. The title was transferred in September 1890. The Reed family at that time was living on the 200 block of North San Pedro Street. To the south of their house was San Jose Independent Mill and Lumber Co., which Edward had founded or acquired in the early 1880s with partner George Welsh. The Reeds had come to California from New York in the 1860s, and Edward as early as 1870 had ran a real estate brokerage in San Jose as well as selling insurance and acting as a travel agent before entering into the wood product business. During the 1890s, Henry worked at the mill in various capacities, including secretary and superintendent. Henry married Florence B. Raymond, the daughter of Benjamin and Eliza Raymond, in 1886 in Santa Rosa. Henry and Florence Reed resided on North Sixth Street until financial difficulties ensued in the mid-1890s. In January 1896, Mary Francis sued the Reeds over a \$4,000 mortgage that was delinquent; and by April that year, she had foreclosed on the property, resulting in the loss of the house. It was about this time that the mill also disappears from City directories - the recession that had started after the 1893 Wall Street panic had by then slowed the economic boon that San Jose experienced in the late 1880s and early 1890s. Henry was soon working for Glenwood Lumber, but by 1908 left the area for Reno, Nevada. After acquiring the property, Mrs. Francis appears to have used the house as a rental. In 1900, capitalist and furniture merchant George Staffler and his family were renting the house.

On January 15, 1901, Mary Francis sold the house to the John George and Margaret Keffel, natives of Germany, who had immigrated to the United States in 1888. George was well known locally for his café and saloon known as The Oberon, located at 75 West Santa Clara St., which he opened in December 1893. He was also well known as a sportsman and was active in the San Jose Rifle Club. George Keffel operated his saloon until December 31, 1917 when over 75 saloons were shut down in San Jose with the onset of Prohibition. Perhaps not a coincidence, it was 1918 when George and Margaret moved from this home to another house further south on North Sixth Street. The subject house was vacant in 1919 and 1920, and from 1922-1923, it was the home of Mrs. M. C. Plank. By 1924, the property was owned by Ernest J. and Lillian Snook, natives of England. It was the Snooks who appear to have turned the house into a rental property, addressed as 326-328 North Sixth St. During their ownership, the house was rented and the Snooks lived next door at 330 North Sixth St. By 1930, the Snooks had sold the property to C. Harry and Marguerite Vincenz, who lived in the house with their four children (Harriet, Philleo, Virginia, and Margaret). Harry (1883-1961) was born in Illinois, and Marguerite Ladd Vincenz (1884-1950), was born in California. They were living in Salinas in 1910 where their first son Harry was born, moving to San Benito County by 1913, where they remained at least until 1924. Harry was a sheetmetal worker and tinner, a job he continued in San Jose with the C. L. Snyder Co. By 1934, the house had been re-established as a single-family dwelling, which it continued to be until the late 1940s. In the 1950s, Harry continued to live in the house with Dolly D. Vincenz and tenants until his death in 1961. It then became a rental property under the ownership of the Berry family; Jack and Jean transferring the property to Michael in 1988, who sold it to Miranda von Stockhausen and Diana Hardick in 2002. The current owners are presently restoring the property.

W. D. Van Siclen (1865-1951)

William Doty Van Siclen was born in Clearwater, Michigan, on April 29, 1865. He practiced architecture in San Jose, California from 1890 to 1896. His work was primarily residential, and in San Jose, he mastered the Queen Ann-style as a young architect in his late twenties. The Reed House is one of his first commissions, and within a year of coming to San Jose, he had designed such residential structures as Dr. Brownlee House at 754 South Third St. and the Pratt Home. In 1892, his prolific resume included the Hostetter house at 460 North Third St. and the Tognazzi Building at 261-264 North First St. Van Siclen was a contributor, in 1893 and 1895, of architectural drawings and competition designs to *California Architect and Building News*. By August 1898, he and his wife and daughter were living in Sunrise, Alaska, but were still calling San Jose their home base. In 1901, the Van Siclens moved to Seattle, where the prosperity associated with the Klondike Gold Rush of 1897 created a demand for architectural services. W. D. Van Siclen worked in the Seattle area until about 1925 when he relocated to Brownsville, Texas, where his work during the 1920s consisted mainly of small commercial stores, clubhouses, apartments, and residential work. He died in Brownsville on July 14, 1951.

*(Continued on next page)*

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 7 of 12 \*Resource Name or # (Assigned by recorder) Henry and Florence Reed House

\*Recorded by F. Maggi, C. Duval, & L. Dill \*Date 4/30/2007  Continuation  Update

(Continued from previous page)

Integrity and character-defining features:

The property maintains almost all of its historic integrity as per the National Register's seven aspects of integrity. The house and carriage house maintain their original location on North 6th St., a historic residential neighborhood street in the Hensley Historic District. The house and carriage house contribute to this district; the property is surrounded by much of its historic residential setting, including the open space of the wide street and surrounding properties of a similar scale and setback, mature street trees and other landscaping, and adjacent houses of similar age, scale, and design; however, some of the nearby area has been developed with multi-family housing and there is a large grocery store across the street that was constructed outside the period of significance for the historic district. The subject property retains its late-nineteenth-century residential scale and feeling and continues, through the design strength of its original forms, massing and detailing, to illustrate its associations with significant patterns of development of this neighborhood immediately north of downtown San José. The house has most of its integrity with its Queen Anne design, and the removed trim pieces are proposed for restoration. This building has a distinctive character and composition that is expressed through its preserved materials and overall design. The carriage house also retains its associations and feelings; its design continues to embody a rare building type, and its materials and workmanship are noteworthy.

EVALUATION

This house, a Contributing Structure (CS) to the Hensley Historic District, sits within a distinguished grouping of late 1880s and 1890s Victorian residences along the east side of North Sixth Street north of East Julian Street. The house was designed by notable architect W. D. Van Sicien, and represents one of the first houses he designed after settling in San Jose as a young architect in the early 1890s. The house has a distinctive character and composition that is expressed through its preserved materials and overall design. The original owner, Henry Reed, was associated with the San Jose Independent Mill and Lumber Company, a supplier of fine wood products. The elaborate representations of Victorian-era workmanship embodied in this house is clearly connected to his involvement in the wood product business. Queen Anne details found in this house are exemplary, such as the unusual shingled eyebrow over the front bay window, a rare curved porch, a gabled and angled corner bay, and sophisticated trimwork associated with the high-point of Victorian-era ornamentation such as carved wood brackets, turned spindles, wide frieze boards, and rope pattern trim.

The Reeds, as well as later long-time residents such as the Keffel and Vincenz families, although respectable residents of early San Jose, are not distinguished within the context of their vocations, nor for their contributions to the local community. The house however, remains a distinctive representation of its era, in both design and detailing. It is clearly the work of a master architect, being an especially fine example of Queen Anne architecture in San Jose. Given its recognized historic context within the Hensley Historic District, it qualifies for the California Register under Criteria (1) and (3). It is presently included within the National Register Hensley Historic District as a Contributor, a 1983 registration based on the significant concentration of historic architecture and therefore qualified under Criterion A of the National Register. The Reed House appears to also qualify individually under Criterion C for this register.

Under the definition for historical significance within the City of San Jose Historic Preservation Ordinance, the house clearly has architectural and aesthetic value of an historical nature. Its quality derives from its distinction as an important architectural work due to its style and design.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 8 of 12 \*Resource Name or # (Assigned by recorder) Henry and Florence Reed House

\*Recorded by F. Maggi, C. Duval, & L. Dill \*Date 4/30/2007  Continuation  Update

(Continued from page 5, DPR523b, B12)

Archives & Architecture, *Historical Context Survey, 13<sup>th</sup> Street Neighborhoods*, 2006.  
Palmer, Christine, Historic Seattle Nominates Eitel Building for City Landmark Designation,  
<http://www.historicseattle.org/preservationseattle/pendinglandmarks/defaultJUNE06.htm>  
San Jose City Directories 1900-1979.  
*San Jose Daily Mercury*, Architecture and the Architects, 1/1/1892.  
*San Jose Evening News*, Foreclosure Suit, 1/14/1896.  
*San Jose Evening News*, Real Estate Transactions, 1/15/1901.  
Sanborn Fire Insurance Maps, San Jose, 1891-1961.  
*San Jose Mercury News*, Victorian Revival - Major Overhaul Takes House from 'Haunted  
to Enchanting,' 9/23/2006.  
Santa Clara County Deeds, E. P. Reed to H.W. Reed, Book 131: Page 482, 9/17/1990.  
Sawyer, Eugene, *History of Santa Clara County, California*, 1922.  
Smith, Kenneth B., Many Famous Saloons will Close Tonight, *San Jose Evening News*,  
12/31/1917.  
U. S. Population Census 1870-1930.  
Vincenz Family Photos in possession of current owners M. von Stockhausen and D. Hardick.  
<http://www.steinbeck.sjsu.edu/biography/halsteinbeckhouse.jpg>  
<http://www.newspaperabstracts.com/link.php?id=3097>



Detail view of side entry, view facing west.



Detail view of side bay, view facing north.

Page 11 of 12

\*Resource Name or # (Assigned by recorder) Henry and Florence Reed House

\*Recorded by F. Maggi, L. Dill, & C. Duval

\*Date 4/30/07

Continuation  Update



Front entry, view facing northeast.



Carriage House, view facing northeast.

## HISTORIC EVALUATION SHEET

**Historic Resource Name:** 328 N. 6th St. - Reed House

**A. VISUAL QUALITY / DESIGN**

**Justification**

		<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>
1. EXTERIOR	Excellent quality of form composition, detailing	X			
2. STYLE	Especially fine	X			
3. DESIGNER	Especially fine	X			
4. CONSTRUCTION	None				X
5. SUPPORTIVE ELEMENTS	Carriage house		X		

**B. HISTORY / ASSOCIATION**

		<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>
6. PERSON / ORGANIZATION	Keffel of local interest			X	
7. EVENT	None				X
8. PATTERNS	Hensley Historic District	X			
9. AGE	Between 1860 and 1906		X		

**C. ENVIRONMENTAL / CONTEXT**

		<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>
10. CONTINUITY	Helps maintain character of Hensley District		X		
11. SETTING	Maintains setting		X		
12. FAMILIARITY	Familiar to neighborhood			X	

**D. INTEGRITY**

		<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>
13. CONDITION	No apparent surface wear or problems	X			
14. EXTERIOR ALTERATIONS	Minor alterations		X		
15. STRUCTURAL REMOVALS	No important removals	X			
16. SITE	Not moved	X			

**E. REVERSIBILITY**

		<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>
17. EXTERIOR	Highly reversible	X			

**F. ADDITIONAL CONSIDERATIONS / BONUS POINTS**

		<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>
18. INTERIOR / VISUAL	Very good		X		
19. INTERIOR / HISTORY	Good			X	
20. INTERIOR ALTERATIONS	Very good		X		
21. REVERSIBILITY / INTER.	Reversible		X		
22. NATIONAL OR CALIF. REG	Listed on National Register	X			

**REVIEWED BY:** Franklin Maggi

**DATE:** 04/30/07

## EVALUATION TALLY SHEET

**Historic Resource Name:** 328 N. 6th St. - Reed House

**A. VISUAL QUALITY / DESIGN**

	E	VG	G	FP	Value
1. EXTERIOR	16	12	6	0	16
2. STYLE	10	8	4	0	10
3. DESIGNER	6	4	2	0	6
4. CONSTRUCTION	10	8	4	0	0
5. SUPPORTIVE ELEMENTS	8	6	3	0	6

**Sub-total**      **Cumulative sub-total**

38

**B. HISTORY / ASSOCIATION**

	E	VG	G	FP	Value
6. PERSON / ORGANIZATION	20	15	7	0	7
7. EVENT	20	15	7	0	0
8. PATTERNS	12	9	5	0	12
9. AGE	8	6	3	0	6

25

**C. ENVIRONMENTAL / CONTEXT**

	E	VG	G	FP	Value
10. CONTINUITY	8	6	3	0	6
11. SETTING	6	4	2	0	4
12. FAMILIARITY	10	8	4	0	4

14

77

(SUM OF A + C) = 52

**D. INTEGRITY**

	E	VG	G	FP	Value		
13. CONDITION	.00	.03	.05	.10	0	x	77
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.05	x	52
	.00	.03	.05	.10	0.03	x	25
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	52
	.00	.10	.20	.40	0	x	25
16. SITE	.00	.10	.20	.40	0	x	25

3.4

**ADJUSTED SUB-TOTAL:** (Preliminary total minus Integrity Deductions)

73.65

**E. REVERSIBILITY**

	E	VG	G	FP	Value
17. EXTERIOR	3	3	2	2	3

76.65

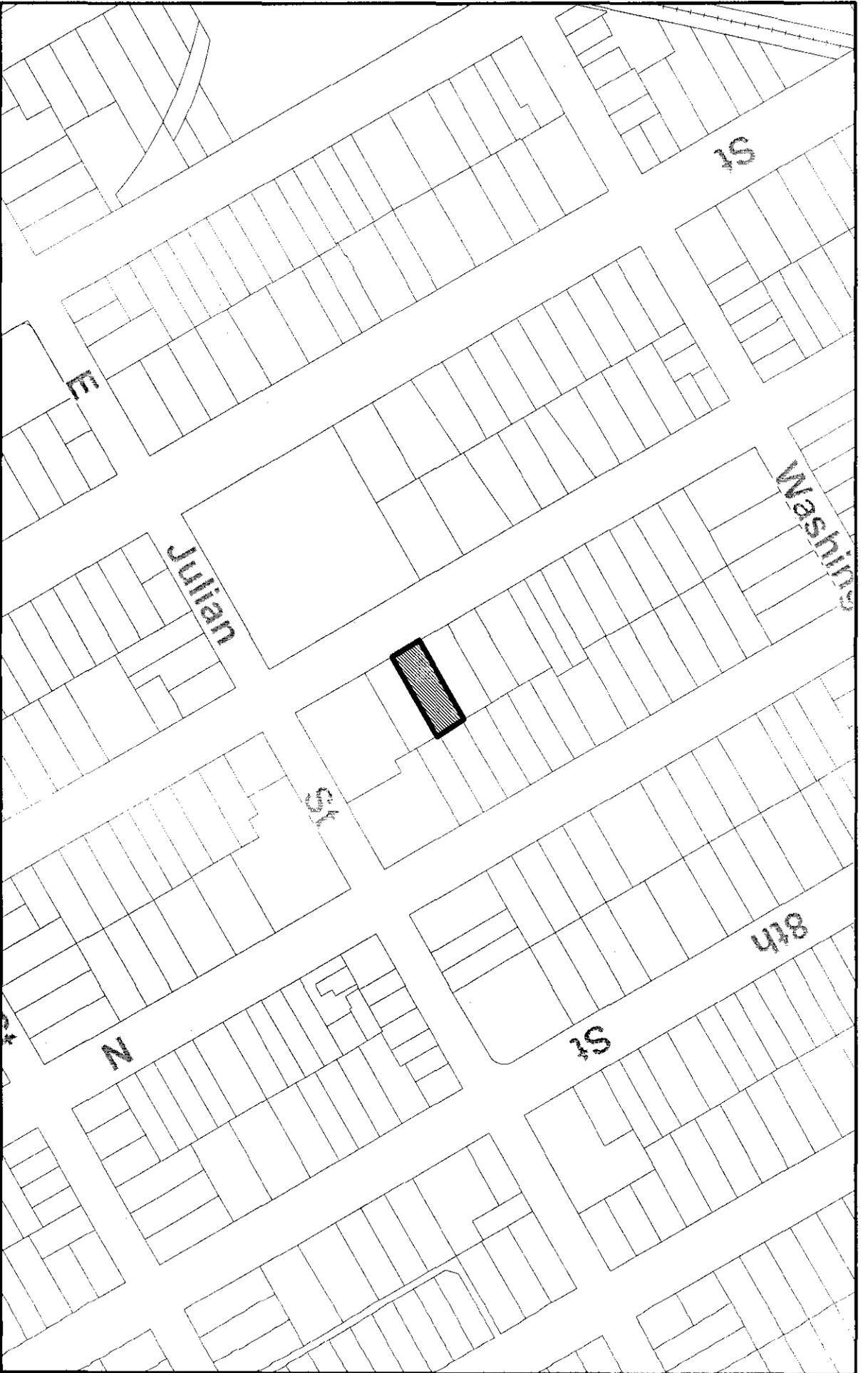
**F. ADD'L CONSIDERATIONS/BONUS POINTS**

	E	VG	G	FP	Value
18. INTERIOR / VISUAL	3	3	1	0	3
19. INTERIOR / HISTORY	3	3	1	0	1
20. INTERIOR ALTERATIONS	4	4	2	0	4
21. REVERSIBILITY / INTERIOR	4	4	2	0	4
22. NATIONAL / CALIFORNIA REGISTER	20	15	10	0	20

32

**EVALUATION TOTAL:** (Adjusted subtotal plus Bonus Points)

**108.65**



05/23/2007

Scale: 1" = 200'  
Noticing Radius: 300 feet

**File No: HL07-160**

**District: 3**

**Quad No: 67**

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 8 \*Resource Name or #: (Assigned by recorder) Herrington House

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted \*a. County Santa Clara  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T.75.; R.1E.; Mount Diablo B.M.

c. Address 336 North Sixth St. City San Jose Zip 95112

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598415 mE/ 4133610 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 249-48-050,

east side of North Sixth Street north of East Julian Street.

\*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Victorian-era house, within the Hensley Historic District, illustrates through its form and detailing, a distinctive late Queen Anne design that includes characteristics of the Neoclassical style that had begun to influence residential architecture by the mid-1890s. Its form, materials, and detailing distinguish this house from others in the neighborhood.

The setting within this historic district includes a modest front yard facing North Sixth Street and a very narrow north side yard. These areas are landscaped and include a concrete walkway behind a wrought-iron-style fence at the property line. The south side yard includes a gravel driveway that wraps into the rear yard used presently for parking. The row of late nineteenth century houses surrounding this property sits across from a large grocery market.  
(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multifamily property

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

View facing northeast,  
March 2007

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both

Circa 1895-1896, deeds -city directories, 111 years old.

\*P7. Owner and Address:

Robert & Carole Yvette Devers  
Abatecola  
336 N Sixth St.  
San Jose CA 95112

\*P8. Recorded by: (Name, affiliation, and address)

F. Maggi, C. Duval, L. Dill  
Archives & Architecture  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: 4/25/2007

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

None

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling State Record  Rock Art Record  Artifact Record  Photograph Record  Other (List)

\*Recorded by F. Maggi, C. Duval, & L. Dill

\*Date 4/25/2007

Continuation  Update

This nominally west-facing house has a raised one-story, rectangular main mass with a moderately pitched gabled-hip roof at the front that is accented by asymmetrical front and south-side gables. The front gable is centered above wide, angled bay window; the side gable is roughly centered in the side façade. A side bay window has a separate, low, flat roof. Front entry is through a partially recessed, partially projecting flat-roof porch. Side entry is through a recessed porch; a small, recent, uncovered deck-like porch provides access to this opening. A rear porch is partially projecting and partially recessed at the northeast corner of the porch; it was originally screened, but is currently open. The rear porch has low vertical bead-board panels that act as guardrails. At the level of the porch floor, a rooflet extends across the center of the house, protecting a rear cellar door.

Current roofing consists of composition shingles; this is accented by wood finials at the front gables. The finials were restored, based on physical remnants of the originals; the turned urns that top the finials are accurate to the period, as the original design was not known. Modern dormers have been added to the roof; a pair is located on each side of the roof and one faces the rear. The dormers are not consistent with the original design; however, they are proposed for removal in the long term. They currently have v-groove siding and almost flat gable roofs. Their proportions are tall and narrow, and they feature tall 1/1 aluminum windows.

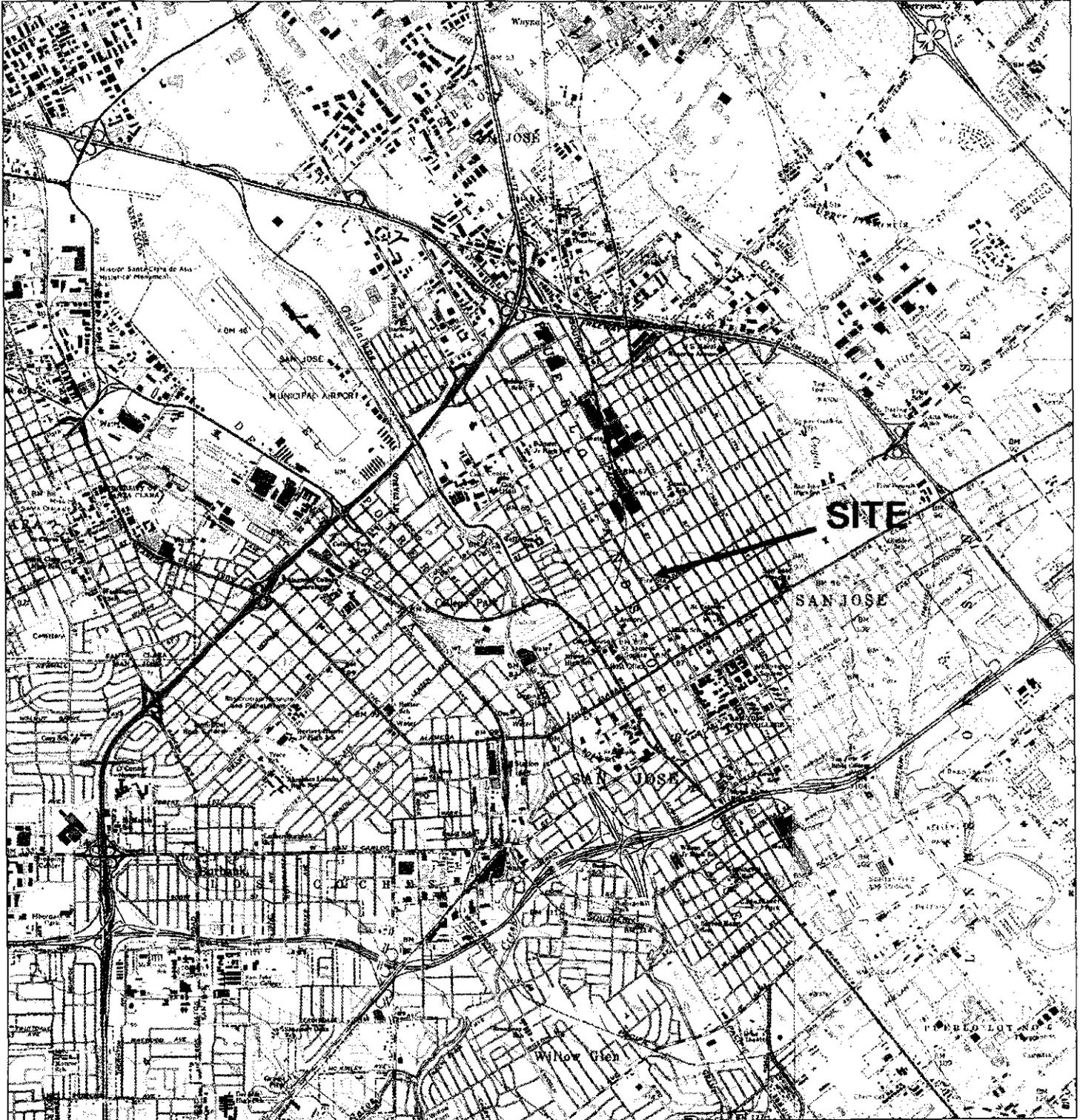
The first floor exterior is clad in horizontal v-groove siding that is typical for the era; the siding is trimmed with flat boards at the corners. The gable ends are clad in shingles in a notched pattern. As common for the period, the eaves are moderate in depth and boxed, with integral wooden gutters. The corners of the gable above the bay window are supported by carved wood brackets in a scroll pattern; a band of turned spindles top the brackets. The side gable roof has a pair of carved brackets at each corner. Below the simple watertable trim, the pony wall is clad in channel rustic siding. A foundation has been added; there is a concrete retaining wall at the full basement, and lightwells enclose new basement windows.

The front gable end includes a tripartite window unit that consists of 1/1 windows with a flat trim band that wraps into the wide frieze board. Applied to the frieze board is a rounded trim in a rope pattern. The upper gable at the roof ridge includes a small pair of 1-lite windows with heavy flat-board casings that share an arched sunburst carving. The side gable is similar to the lower front gable, but with only a pair of 1/1 windows.

The front angled bay window has a fixed focal window at the first floor with a multi-lite transom with wood muntins in a diamond pattern. The side windows are 1/1 double-hung units with dog eared upper sash. Above the windows is a row of paneling, in line with the carved brackets; this paneling also aligns approximately with the fascia height of the front porch. The south bay window has a pair of 1/1 double-hung windows on its face, and has 1/1 windows on each side that match the front bay. The remaining fenestration consists of 1/1 double hung windows set individually and in pairs. The windows and doors are trimmed with flat boards on the top and sides; the top board has an architrave band. The window aprons are shaped trim. Under the porch roof is a fixed, decorative leaded-glass window that features a central fanlike sunburst pattern that is surrounded by ovals at the corners.

The porch has a typical form and detailing for a later Queen Anne design. The porch has solid corners with turned balustrade between. Clustered thin round columns rest on the corners and support the flat roof; the columns have trim at the capitals and bases of the columns. The front door is a paneled door with a large lite above two horizontal panels. A 1-lite transom tops the entry.

The interiors include many original features, such as the original fireplace tile and surround, original pocket doors and other five-panel doors, original flooring and baseboards, original plaster walls and picture moldings, original window and door trim and early chandeliers with plaster modillions.



Map created with TOPO 8 ©2003 National Geographic (www.nationalgeographic.com/topo)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 4 of 8

\*NRHP Status Code 1D

\*Resource Name or # (Assigned by recorder) Herrington House

B1. Historic Name: Clarence and Minna Herrington House

B2. Common Name: None

B3. Original use: Residential B4. Present Use: Residential

\*B5. Architectural Style: Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed circa 1895-1896. Rear barn or carriage house was probably built at time of house but was gone by 1901. Recent renovation under HP04-002 to convert attic, replace foundation, porches, and other upgrades.

\*B7. Moved?  No  Yes  Unknown Date: n/a Original Location: n/a

\*B8. Related Features:

None.

B9a Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture and Shelter Area 13<sup>th</sup> Street NAC / Hensley Historic District

Period of Significance 1896 Property Type Residential Applicable Criteria B (2), C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house located at 336 North Sixth Street was constructed about 1896 by owner Clarence Hazelton Herrington. Located near the southerly end of White's Addition, this large unrecorded tract of land consisting of 16 city blocks north of East Julian Street to East Taylor Street was added to San Jose's Original Survey at the beginning of the *Early American Period (1846-1869)*. The westerly twelve blocks of the Addition were re-subdivided by the early 1850s into 23 blocks - the subject parcel being within Block 20 of this tract. A large suerte (farming plot), remaining from when San Jose was under the jurisdiction of Mexico, was owned by Peter Quivey into the 1870s, and covered much of this block. By the 1880s, these lands had begun to be subdivided into small house lots during a period of urban growth associated with the *Period of Horticultural Expansion (1870-1918)*. San Jose Fruit Packing Company built their facility south of East Julian Street at North Fifth in the 1880s, and to the north of the subject site, Santa Clara Valley Lumber Company had a yard.

Residential growth within White's Addition during the remaining years of this historic period provides the foundation for what is now known as the Hensley Historic District, consisting of about 225 properties. The district was designated a local City Landmark District in 1990. The subject property is considered a contributor to the landmark district.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

\*B12. References:

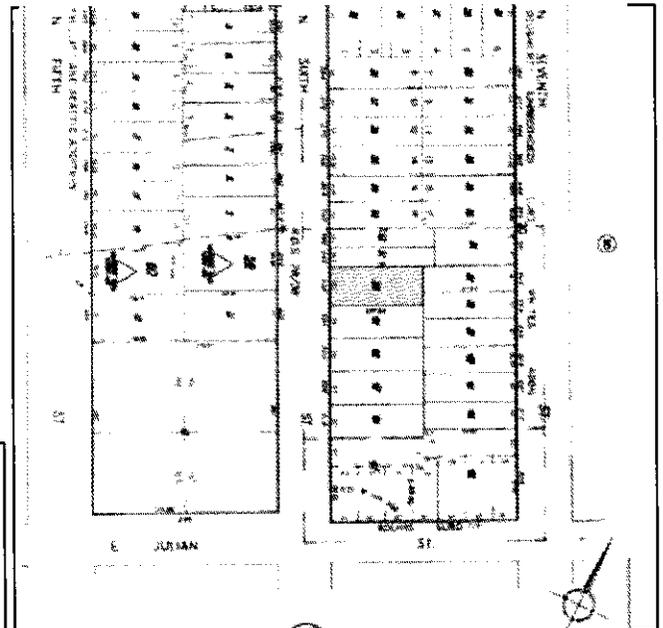
See page 6.

B13. Remarks: Proposed City Landmark nomination

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation:

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 5 of 8 \*Resource Name or # (Assigned by recorder) Herrington House

\*Recorded by F. Maggi, C. Duval, & L. Dill \*Date 4/25/2007  Continuation  Update

The Clarence Herrington purchased the property from F. B. Kington who owned this and other adjacent parcels including several lots that fronted on North Seventh Street. Kington had bought the undeveloped property from Lottie Bloom, wife of clothing merchant Meyer Bloom, and B. Myers in 1889. Clarence, born in California in 1867, was the son of prominent attorney, Dennis W. Herrington, who settled in Santa Clara in 1854. The senior Herrington served in the California State Legislature, was a Santa Clara County District Attorney as well as a San Jose City Attorney, and was also a Santa Clara City Judge. Clarence studied law under his father's tutelage and then after passing the bar exam, became an attorney himself. He joined his father's law firm about 1892, which included his brother Bertram, and had a successful private law practice in San Jose. Unlike his father and brothers (Ira and Bert), he did not seek public office. He did gain some notoriety as an inventor however. In 1910, he invented a mail crane, a device that was to improve the method for the exchange of mail, in bags weighing as much as 200 pounds, from swiftly moving trains. Although the device met the government's requirements, no evidence was found that it was ever put into use.

Clarence Herrington married Minna P. Robinett in 1896, at about the time of or shortly after the house at 336 North Sixth St. was completed. Clarence appears to have moved into the house by May 18, 1896, as he registered to vote that day as a resident of San Jose's Second Ward. He had previously been registered as a resident of Santa Clara.

Minna, born in California in 1859, was the daughter of John and Mary Robinett. The Robinetts were both Irish immigrants who came to California in the early 1850s, after first living in Massachusetts. After returning to Massachusetts briefly about 1860, they were living in San Francisco by 1870 where John worked as a plumber. Clarence and Minna Herrington, who did not have children, resided at this address until about 1913 when they moved another North Sixth Street address. In 1915, they moved to Oakland where Clarence continued to practice law. They both passed away in that city in 1941.

The Herringtons sold their North Sixth Street house to George and Bessie Roseburg in 1913. The Rosenbergs came to the United States in the late 1870s from Poland. George, born in 1859, operated clothing stores at 20 North Market St., 28 South Market St., and 59 Post St. in partnership with his son-in-law Maurice Engleman and his sons Harry and Samuel Rosenberg. They remained residents of 336 North Sixth Street until June 1928 when the property was sold to Charles M. and Rubena Tucker. Charles Tucker worked for the San Jose Parks Department as a gardener between 1914 and his retirement in 1940. His position with the City started about five years after The Outdoor League published Charles Mulford Robinson's *The Beautifying of San José*. Rising interest in public park development resulted in the creation of the City's two core parks along South First Street in 1909, the opening of Ryland Park in 1911, Backesto Park in 1922, and the Rosegarden in 1927. These new parks were originally operated under simple gardener management until 1942, when the Parks and Recreation Department was formed and energies redirected towards professional park development. By then Charles had left City employment at age 71. Charles lived at this address until his death in 1959 at the age of 90, and Rubena, until she died in 1964 at age 88. After the death of Rubena Tucker, the house appears to have been used as a rental property and boarding house.

Integrity and character-defining features:

The property maintains almost all of its historic integrity as per the National Register's seven aspects of integrity. It maintains its original location on North Sixth Street, a historically eclectic residential neighborhood street. The house is a contributor to the Hensley Historic District; it is surrounded by much of its historic residential setting, including the open space of the wide street and surrounding properties of a similar scale and setback, mature street trees and other landscaping, and adjacent houses of similar age, scale, and design; however, some of the nearby area has been developed with multi-family housing and there is a large grocery store across the street. The subject property retains its late-nineteenth-century residential scale and feeling and continues, through the design strength of its original form, massing and detailing, to illustrate its associations with significant patterns of development of this neighborhood immediately north of downtown San José. The building has most of its integrity with its Queen Anne design, and recent alterations were reviewed for consistency with the Secretary of the Interior's Standards under the City of San Jose Historic Preservation Ordinance through the HP permit process and were approved. Other modifications either are in keeping with the original design or are reversible and proposed for removal.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 6 of 8

\*Resource Name or # (Assigned by recorder) Herrington House

\*Recorded by F. Maggi, C. Duval, & L. Dill

\*Date 4/25/2007

Continuation  Update

EVALUATION

This house, a Contributing Structure (CS) to the Hensley Historic District, sits within a distinguished grouping of 1890s Victorian residences along the east side of North Sixth Street north of East Julian Street. It is the last built of this group, and has a distinctive character and composition that is expressed through its preserved materials and overall design. Some other houses of this era, and along this street, have more elaborate representations of Victorian-era workmanship; however, this building represents a period of transition with beginnings in the mid-1890s that is associated with changing tastes in residential architecture. Following the Wall Street Panic of 1893 and the resulting sluggish economy that San Jose experienced during the last half of the decade, residential architecture drifted away from the excesses of Queen Anne ornamentation. Interest in the simple forms inherent in the Colonial Revival style, and a refinement of classical details on the proto-typical Queen Anne Cottage, resulted in the development of the Neoclassical Bungalow that began to proliferate in the region in the early years of the twentieth century.

The Herrington House is an early example of this new building type. While containing many typical Queen Anne details, such as carved wood brackets, turned spindles, wide frieze boards, rope pattern trim, finials, and a diamond pattern transom window, the ornament is muted. Prominent from the street however, are the thin, clustered Tuscan columns with doubled astragals at their tops. The clustering is derivative of the classical tetraprostyle portico where four columns are clustered at the entrance to the *cella* or sanctuary. This unique detail is also found on the W. D. Van Siclen designed house at 460 North Fourth St., but is fairly rare in San Jose.

The Herringtons, although respectable residents of early San Jose, are not distinguished within the context of the legal profession, nor for their contributions to the local community. It is not known whom Clarence Herrington hired to design the house. The house however, remains a distinctive representation of its era, in both design and detailing. It is clearly the work of a master artisan or designer, being an especially fine example of late Queen Anne architecture in San Jose. Given its recognized historic context within the Hensley Historic District, it qualifies for the California Register under Criteria (1) and (3). It is presently included within the National Register Hensley Historic District as a Contributor, a 1983 registration based on the significant concentration of historic architecture and therefore qualified under Criterion A of the National Register. The Herrington House appears to also qualify individually under Criterion C for this register.

Under the definition for historical significance within the City of San Jose Historic Preservation Ordinance, the house clearly has architectural and aesthetic value of an historical nature. Its quality derives from its distinction as an important architectural work due to its style and design.

*(Continued from page 4, DPR523b, B12)*

Archives & Architecture, *Historical Context Survey, 13<sup>th</sup> Street Neighborhoods*, 2006.

Bernal, P., Personal communication with C. Duval, April 2007.

Foote, H., *Pen Pictures of the Garden of the World*, 1888.

San Jose City Directories 1900-1979.

*San Jose Evening News*, Interment of Jurist Funeral of Late Judge D. W. Herrington Will Occur Tomorrow, 10/25/1902.

*San Jose Mercury*, L. Boom and B. Myers to F. B. Kington, 11/20/1889.

*San Jose Mercury Herald*, San Jose Attorney Invents Mail Crane, 9/4/1910.

*San Jose Mercury*, Ex Parks Employee Dies at 90 [Charles M. Tucker], 7/2/1959.

Sanborn Fire Insurance Maps, San Jose, 1891-1961.

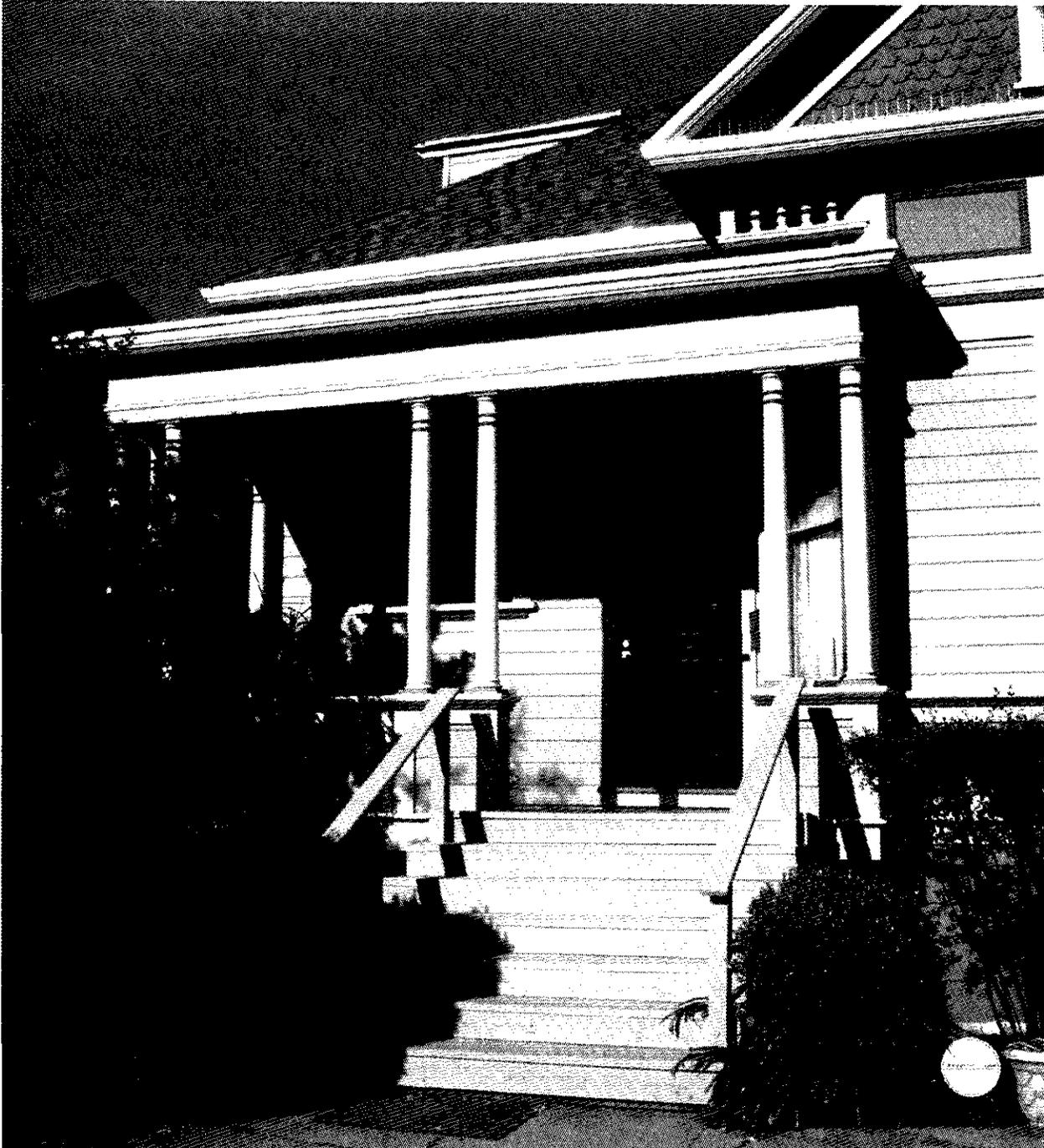
Santa Clara County Deeds, F. B. Kington to C. H. Herrington, Book 183:265, 9/14/1895.

Thomas, Mark, Personal communication with C. Duval, April 2007.

U. S. Population Census 1870-1930.



Detail view of right side of front façade, view facing east.



Detail view of front porch, view facing northeast.

## HISTORIC EVALUATION SHEET

**Historic Resource Name:** 336 N. 6th St. - Herrington House

**A. VISUAL QUALITY / DESIGN**

**Justification**

		E	VG	G	FP
1. EXTERIOR	Excellent quality of form composition, detailing	X			
2. STYLE	Especially fine	X			
3. DESIGNER	Especially fine	X			
4. CONSTRUCTION	None				X
5. SUPPORTIVE ELEMENTS	None				X

**B. HISTORY / ASSOCIATION**

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connection				X
7. EVENT	None				X
8. PATTERNS	Hensley Historic District	X			
9. AGE	Between 1860 and 1906		X		

**C. ENVIRONMENTAL / CONTEXT**

		E	VG	G	FP
10. CONTINUITY	Helps maintain character of Hensley District		X		
11. SETTING	Maintains setting		X		
12. FAMILIARITY	Familiar to neighborhood			X	

**D. INTEGRITY**

		E	VG	G	FP
13. CONDITION	No apparent surface wear or problems	X			
14. EXTERIOR ALTERATIONS	Minor alterations		X		
15. STRUCTURAL REMOVALS	No important removals	X			
16. SITE	Not moved	X			

**E. REVERSIBILITY**

		E	VG	G	FP
17. EXTERIOR	Highly reversible	X			

**F. ADDITIONAL CONSIDERATIONS / BONUS POINTS**

		E	VG	G	FP
18. INTERIOR / VISUAL	Good			X	
19. INTERIOR / HISTORY	Good			X	
20. INTERIOR ALTERATIONS	Very good		X		
21. REVERSIBILITY / INTER.	Reversible		X		
22. NATIONAL OR CALIF. REG	Listed on National Register	X			

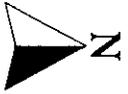
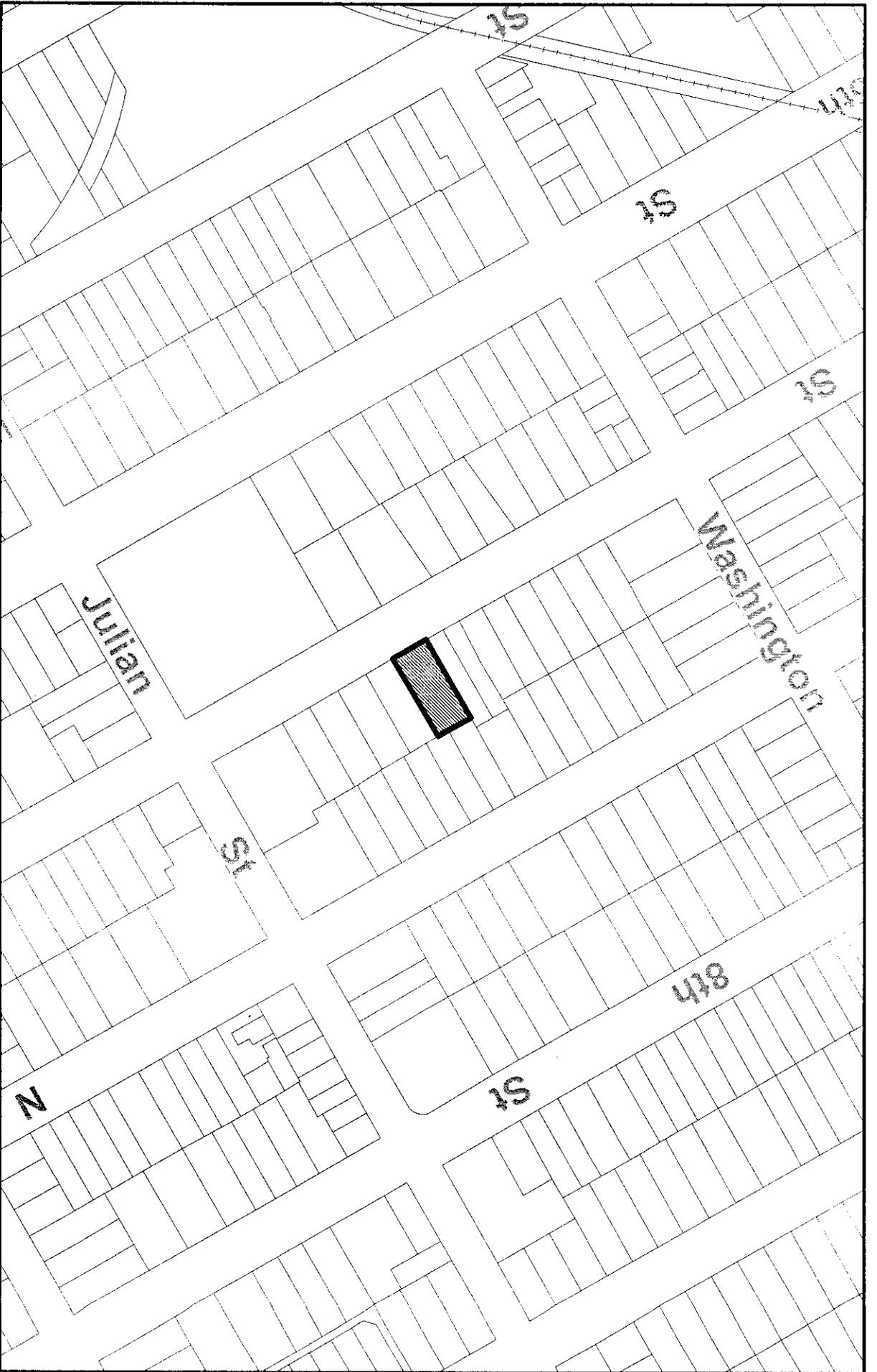
**REVIEWED BY:** Franklin Maggi

**DATE:** 04/26/07

## EVALUATION TALLY SHEET

**Historic Resource Name:** 336 N. 6th St. - Herrington House

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	16			
2. STYLE	10	8	4	0	10			
3. DESIGNER	6	4	2	0	6			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		32	
<b><u>B. HISTORY / ASSOCIATION</u></b>								
	E	VG	G	FP				
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	12			
9. AGE	8	6	3	0	6		18	
<b><u>C. ENVIRONMENTAL / CONTEXT</u></b>								
	E	VG	G	FP				
10. CONTINUITY	8	6	3	0	6			
11. SETTING	6	4	2	0	4			
12. FAMILIARITY	10	8	4	0	4		14	64
					(SUM OF A+C) =	46		
<b><u>D. INTEGRITY</u></b>								
	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0	x 64	0.0	
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.05	x 46	2.3	
	.00	.03	.05	.10	0.03	x 18	0.5	
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x 46	0.0	
	.00	.10	.20	.40	0	x 18	0.0	
16. SITE	.00	.10	.20	.40	0	x 18	0.0	
							2.8	
<b>ADJUSTED SUB-TOTAL:</b> (Preliminary total minus Integrity Deductions)								61.16
<b><u>E. REVERSIBILITY</u></b>								
	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	3			64.16
<b><u>F. ADD'L CONSIDERATIONS/BONUS POINTS</u></b>								
	E	VG	G	FP				
18. INTERIOR / VISUAL	3	3	1	0	1			
19. INTERIOR / HISTORY	3	3	1	0	1			
20. INTERIOR ALTERATIONS	4	4	2	0	4			
21. REVERSIBILITY / INTERIOR	4	4	2	0	4			
22. NATIONAL / CALIFORNIA REGISTER	20	15	10	0	20		30	
<b>EVALUATION TOTAL:</b> (Adjusted subtotal plus Bonus Points)								94.16



Scale: 1" = 200'  
Noticing Radius: 300 feet

**File No: HL07-161**

**District: 3**

**Quad No: 67**

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 13 \*Resource Name or #: (Assigned by recorder) Clarence & Emily Haydock House

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted \*a. County Santa Clara  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T .7S.; R .1E.; Mount Diablo B.M.

c. Address 483 North Fifth St. City San Jose Zip 95112

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 249-45-039,

west side of North Fifth St. south of Empire Street.

\*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

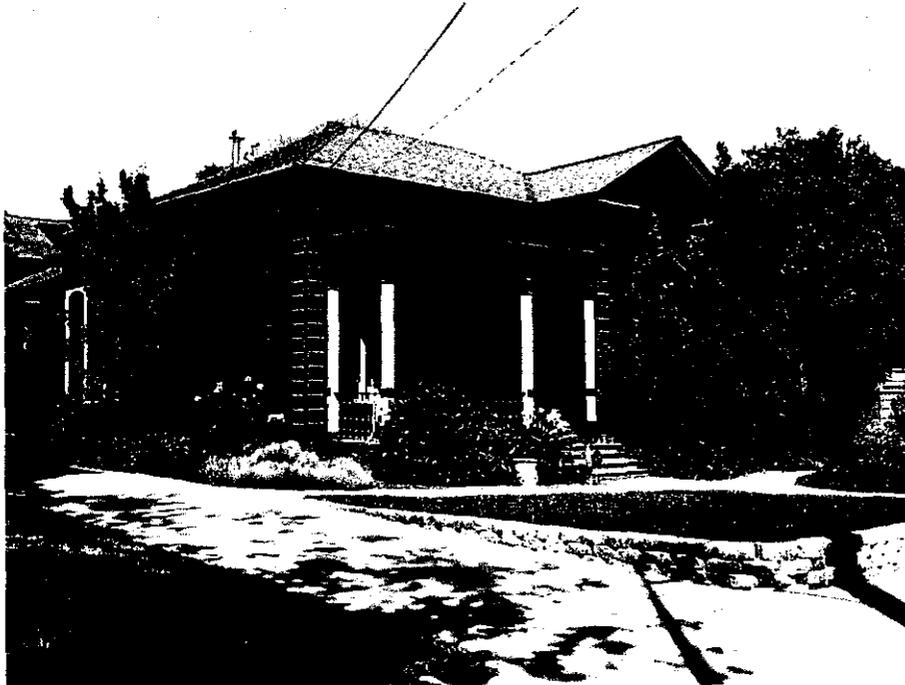
This nineteenth-century cottage illustrates, through its form and detailing, a distinctive Italianate-style residential design. Form, materials, and detailing distinguish this house in the neighborhood, a historically eclectic area that has been designated a historic district at both the local and national levels. The house has Italianate carved frieze brackets, wooden quoins, segmental-arched windows, and a hooded focal window with decorative trim.

Recently renovated with much of the original details restored, it is a significant contributor to the district. Located near the northerly boundaries of this historic area, it fronts on a wide formal street with a landscaped medium island.

(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

View facing west, May 2007.

\*P6. Date Constructed/Age & Sources:  
 Historic  Prehistoric  Both

1885-1886, assessment records, 122 years old.

\*P7. Owner and Address:

Christopher & Lisa Shelton  
483 North Fifth St.  
San Jose CA 95112

\*P8. Recorded by: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill  
Archives & Architecture  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: May 15, 2007

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

None

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling State Record  Rock Art Record  Artifact Record  Photograph Record  Other (List)

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 2 of 13

\*Resource Name or # (Assigned by recorder) Clarence & Emily Haydock House

\*Recorded by F. Maggi, C. Duval, and L. Dill

\*Date May 15, 2007  Continuation  Update

*(Continued from page 1, DPR523a, P3a)*

The property is surrounded by much of its historic residential setting, including the open space of the wide street and surrounding properties of a similar scale and setback, mature street trees and other landscaping, and adjacent houses of similar age, scale, and design. The immediate setting for the house includes a modest-size front yard that is primarily planted as a lawn. The original concrete walkway along the house includes a beaded edging; a new block retaining wall follows the front sidewalk. A narrow setback follows the north side of the house, and a concrete driveway is located within the south side yard. The rear yard is planted as a lawn, and includes a wooden deck at the rear of the house.

This nominally east-facing house has a slightly raised, one-story, roughly rectangular main mass with a moderately pitched truncated hipped roof. A gabled room extends to the front, and a projecting, flat-roof porch is set into the corner of the front façade. A square bay window projects to the south side; behind it is a side entry porch with a shed roof. Spanning the full width of the rear of the house is a side-gabled wing. Although it is unusual to have a gable at the rear corner of a house of this era, the southern portion of this rear wing is early, if not original. The form is visible in early birds-eye maps and its footprint is shown on early Sanborn maps; however, there are also original rear eaves dividing the main hip roof and the rear gabled roof, suggesting that the gable may have been added in the nineteenth century after the main house was first completed.

As standard for the period and style, the house is clad in channel-rustic siding and the corners are trimmed with beveled wood quoins; the siding butts into a 3/4-round corner bead. Italianate detailing that distinguishes this house includes the eave returns at the gable ends and the series of carved brackets that wrap the main eaves; the brackets are paired at the eave returns and at the corners of the house. The bracket carvings represent stylized vines. The eaves are moderate in depth and boxed, without gutters. Crown molding trims the top of the frieze board and outlines the brackets; a narrow band of trim finishes the bottom of the frieze board, under the brackets. The brackets are located on the front of the house and along the full depth of the south side, including the rear side gable. There are no brackets on the north side or rear of the house.

Further contributing to the Italianate design of the house are the tall, narrow arched windows with their distinctive window surrounds. The windows are set individually and in pairs around the house. The front façade includes two pairs of 1/1 double-hung windows with segmental arched upper sash. Flat boards trim the paired focal windows under the projecting gable; the windows share a heavy gabled hood supported on console-shaped carved brackets. The window unit has a shaped apron and carved apron blocks, and the trim also includes a carved panel inset between the hood and the window tops. The pair of windows under the porch roof is cased with special trim that flares out at the base and top, creating a distinctive composition; the casing is edged by architrave trim; its apron matches the other front window. Fenestration on the south side of the house is generally similar to the front windows; it consists of paired windows on the face of the bay window and under the side porch. These have arched upper sash, and are cased with plain flat-board trim edged with architrave moldings. Each side of the bay window encompasses an individual 1/1 arched window; the bay window includes a sill band with shaped apron molding; the base of the window does not have paneling. The south side gable near the rear of the house has a single arched window centered in the wall; the window appears to match the original windows in the remainder of the house; however, it has simple trim without architrave moldings; this indicates that it may have been relocated or modified in some way. The windows along the rear façade are all new 1/1 windows with simple wood trim. They are in keeping with the design of the house, but differentiated through their proportions and sizes. The north side windows are original and set individually; their size and trim match the front and south side windows; they have architrave moldings on flat boards, shaped aprons, and apron blocks.

*(Continued on next page)*

**State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET**

**Primary #  
HRI #  
Trinomial**

Page 3 of 13 \*Resource Name or # (Assigned by recorder) Clarence & Emily Haydock House

\*Recorded by F. Maggi, C. Duval, and L. Dill \*Date May 15, 2007  Continuation  Update

*(Continued from previous page)*

The front porch posts are square and accented by trim that represents column capitals and bases. Each post supports a block that is trimmed into side brackets that support the porch header beam. At the height of the handrail, pyramidal blocks decorate the posts; paint scars on the posts indicate that these blocks may have been raised. The balustrade has slender, relatively tall turned balusters that are unusual for a local Italianate cottage; they are historic, but not necessarily original. The square side porch posts are without trim, and the low center post is ornamented with a round finial. The low balustrade has chunky turned balusters in a symmetrical vase form; a band of trim under the balustrade is decorated with a row of drilled holes; this is a detail that is common on Victorian handrails from the 1890s.

The front door is recessed into the front wall with paneled side walls and ceiling that surround the opening. The side panels are fluted, with clipped corners creating elongated lozenge shapes. The door has two raised panels beneath an etched glass viewing lite. It is topped by a segmental arched transom with the address painted on it. The side door has a pair of flat panels beneath a plain viewing lite. New French doors have been added at the rear wall; these open onto the unpainted low rear deck.

Some changes are evident; the original windows have been protected with new storm windows; the roof is covered with composition shingles, and the northwest corner of the house has been modified slightly in form. Of note, the house was retrofitted with a concrete and masonry foundation in recent years, and lowered at that time to provide accessibility. This modification affected the proportions of the house, but does not destroy the overall Italianate design.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
LOCATION MAP

Primary #  
HRI #  
Trinomial

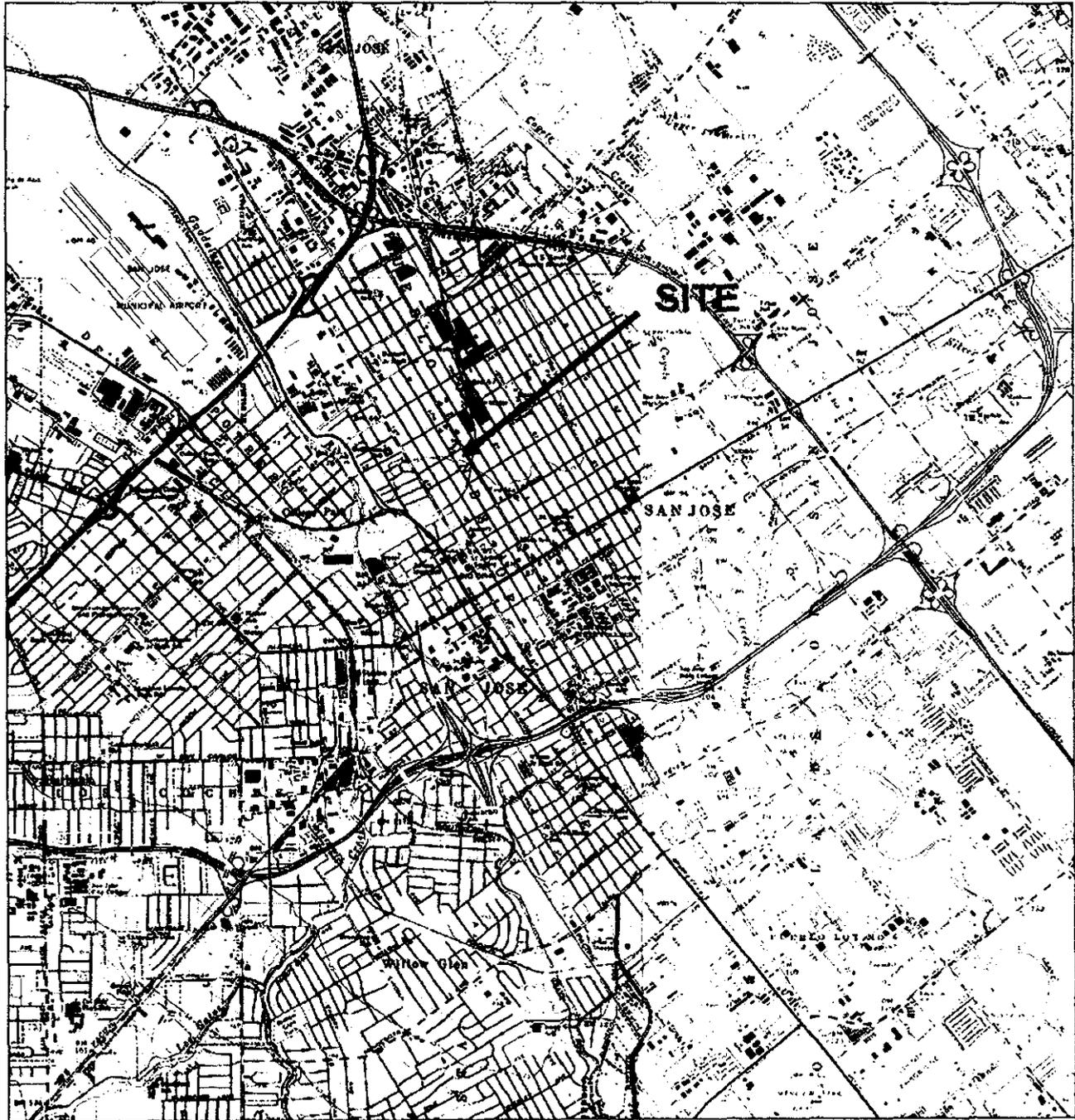
Page 4 of 13

\*Resource Name or # (Assigned by recorder) Clarence & Emily Haydock House

\*Map Name: USGS San Jose West/East composite

\*Scale: n.t.s.

\*Date of Map: 1980 photo revised



Map created with TOPO & © 2013 National Geographic www.nationalgeographic.com/topo

DPR523J

\* Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 5 of 13

\*NRHP Status Code 1D

\*Resource Name or # (Assigned by recorder) Clarence & Emily Haydock House

B1. Historic Name: Clarence and Emily Haydock House

B2. Common Name: None

B3. Original use: Single family residential

B4. Present Use: Single family residential

\*B5. Architectural Style: Italianate

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1885-1886.

\*B7. Moved?  No  Yes  Unknown Date: n/a Original Location: n/a

\*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture and Shelter Area Hensley Historic District

Period of Significance 1886-1902 Property Type Residential Applicable Criteria A (1), C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house located at 483 North Fifth St. was constructed about 1886 by Clarence and Emily Haydock. The property is Lot 8 of the Stevenson Subdivision of Block 13 of White's Addition. White's Addition was a large unrecorded tract of land consisting of 16 city blocks north of East Julian Street to East Taylor Street and east of North First Street. It was added to San Jose's Original Survey at the beginning of the *Early American Period (1846-1869)*. The westerly twelve blocks of the Addition were re-subdivided by the early 1850s into 23 blocks. By the late 1880s, properties had begun to be subdivided into small house lots during a period of urban growth associated with the *Period of Horticultural Expansion (1870-1918)*.

Mrs. Mary Stevenson, the widow of early San Jose pioneer, James Stevenson, subdivided her property in March 1885. This area of White's Addition had formerly been a *suerte* or farm lot during San Jose's *Mexican Period (1822-1845)*, known as "the old Peach Lot." The 1885 subdivision was limited to their properties in Blocks 13 and 17 of White's Addition. The larger Stevenson property at that time, which that had owned since at least 1858, included most of Blocks 4, half of 8, six lots each of Block 13, 17, and 21 and three lots of Block 8 of Cook and Branham's Addition to the east. In July 1885, Jane [Stevenson] Wilcox sold Lot 8 of Block 13 to Clarence E. Haydock.

(Continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References:

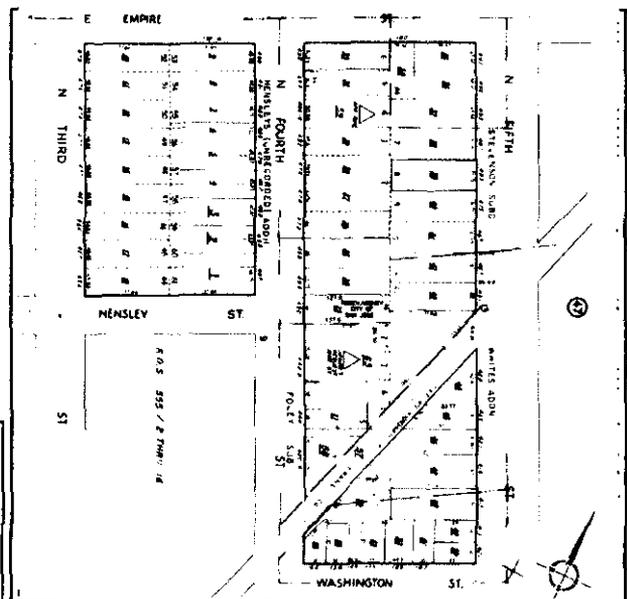
(See page 8)

B13. Remarks: Proposed City Landmark application

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: May 15, 2007

(This space reserved for official comments.)



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 6 of 13

\*Resource Name or # (Assigned by recorder) Clarence & Emily Haydock House

\*Recorded by F. Maggi, C. Duval, & L. Dill

\*Date May 15, 2007  Continuation  Update

(Continued from previous page, DPR523b, B10)

Clarence Edgar Haydock, born in 1862 in New York, was the son of James and Ann Haydock. He came to California in the late 1870s and in the 1880 census was living in the Mary Stevenson household at 107 Fourth St. (later 474 North Fourth St.). Clarence's older brother, William H. Haydock was married to Mary Stevenson's daughter, also named Mary A. Stevenson. Clarence lived with the Stevenson family, as his brother and sister-in-law were in San Francisco at the time. Clarence had gotten a job for the Central Pacific Railroad Company in 1879 as the ticket agent at the San Jose Depot and as operator for Western Union. Tax assessment records reveal that Clarence constructed the house at 483 North Fifth Street sometime between April 1885 and March 1886, apparently as a home for himself and his bride, as on March 8, 1886, he married Emily Alice Platt. Newspaper accounts note that he was docked two months pay for taking two hours away from his Western Union job to get married. Emily was the daughter of Hiram Woods Platt and Eunice Buckley Foote. Eunice Platt's family was prominent in San Jose as her brother was Major Horace S. Foote, local journalist and author of the well-known 1888 history of Santa Clara County, *Pen Pictures of the Garden of the World*. It is interesting to note that Foote did not include biographical information in his book about any of his relatives, or himself.

William H. and Mary (Stevenson) Haydock also constructed a house on the lot Mary located to the north of Clarence and Emily at 487 North Fifth St. The Haydock brothers and their wives appear to have constructed nearly identical houses, no doubt designed by the same architect. The architect at this point remains unknown, but was most likely one of the Lenzen brothers, Theodore or Jacob, who are known for their Italianate cottages of this genre in the mid-1880s.

While living in this house, Clarence and Emily's first child, Claribel, was born in January 1887. In 1891, Southern Pacific opened a town office in the Kirk Building at the southwest corner of Second and Santa Clara Streets, and Clarence became manager and passenger agent. Daily advertisements, such as "If you want to go East? C. Haydock, Corner Second and Santa Clara Streets," appeared in the newspapers between 1892 and 1900, making Clarence's name a household word. In 1892, Clarence and Emily built a new two-story Queen Anne house on the adjacent lot to the south, at 475 North Fifth Street, which also exists today. The Haydocks moved to the new house, but continued to own and rent their first house at 483 North Fifth St. In March 1900, after years of service to Southern Pacific, Clarence took a job with Illinois Central Railroad as their agent in Los Angeles. It seems that Clarence took commissions on all tickets purchased by travelers to the Eastern U.S., a practice that Southern Pacific terminated in 1900. It likely resulted in a substantial loss of income to the Haydock family, and Clarence perhaps sought more lucrative employment in Southern California. With the relocation of the Haydock family to Los Angeles, the house at 475 North Fifth St. was sold immediately, but the subject property at 483 was kept until August 1902, when it was sold to Stanley and Henrietta Willey. The Haydocks eventually returned to Santa Clara County many years later, Clarence dying here in 1932 and Emily in 1940.

Stanley Willey, born in New York in 1839, came to California in 1859 and was working in San Jose by 1860. In 1870, he and his wife Henrietta were married, and they moved to Gilroy where Stanley was a clerk in a store. Henrietta was a native of England. By 1880, Stanley was a grocer; and by the 1890s, he was part owner of the Mart, a general merchandise store in Gilroy. He was the younger brother of prominent Gilroy Justice of the Peace, Howard Willey. In 1894, Stanley was appointed the Chief Gauger of the United States Internal Revenue Office; and a year later, the couple moved back to San Jose. In 1902, the Willeys purchased the Haydock house at 483 North Fifth St. Henrietta was very active in the San Jose Woman's Club, Manzanita Club, and the children's orphanage the Home of Benevolence, and both were active in social circles. In January 1912, Stanley passed away and Henrietta and their adopted daughter Georgia stayed on in the house about a year. It subsequently was vacant for about a year, and was then occupied in 1915 and 1916 by John G. Weir, an engineer for Southern Pacific Railroad. In 1916, the house was listed in the *San Jose Mercury Herald* for sale for \$2,500. After two years of vacancy, Julius and May Luhdorff purchased the house in 1919. The Luhdorffs lost the house, however, as a result of defaulting on their mortgage. The last year they were listed in the directories was 1923.

(Continued on next page)

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 7 of 13

\*Resource Name or # (Assigned by recorder Clarence & Emily Haydock House

\*Recorded by F. Maggi, C. Duval, & L. Dill

\*Date May 15, 2007  Continuation  Update

(Continued from previous page)

By 1924, the owner of 483 North Fifth St. was Mrs. Mary I. Dooley. Mary was the wife of Delmer D. Dooley who is best known as being active in San Jose bowling circles during the early 1900s. In 1906, Dooley arrived in San Jose from Kansas, bringing his love of bowling with him. By 1909, he had opened a bowling alley, probably part of a saloon, at 80 North First St. In 1912, he won the San Jose Mercury's first citywide bowling trophy. In varying years between 1910 and 1920, Dooley ran bowling alleys in saloons at 64 or 80 North First St. Dooley's career as a manager of bowling alleys appears to have ended by 1920 with Prohibition, which closed the saloons, although he remained a top local bowler. In the 1920s, Dooley was a salesman, and by 1930, he was the proprietor of a department store with his wife working as a saleswoman. Members of the Dooley family remained living at this address until about 1934, selling to Winifred E. Carlson in June 1938 who owned the house until about 1947. Mrs. Carlson was a nurse.

Between 1949 and at least 1973, Joseph L. Mara owned the house. Mara was an employee at the San Remo Pizza restaurant, and by the late-1970s, Michael Noce was the owner when permits were obtained to renovate the building, identified at that time as a duplex. In 1985, Jerald R. and Shirley J. Pendleton acquired the property from a subsequent owner. Following Mrs. Pendleton's death in 1998, the property was sold to Robert and Alice Switzer. The building was returned to its original form under H03-020, and was sold to the present owners in 2004.

Integrity and character-defining features:

The property maintains almost all of its historic integrity as per the National Register's seven aspects of integrity. The house maintains its original location on North Fifth Street, a historically eclectic residential neighborhood street. The house is a contributor to the Hensley Historic District; the property is surrounded by much of its historic residential setting, including the open space of the wide street and surrounding properties of a similar scale and setback, mature street trees and other landscaping, and adjacent houses of similar age, scale, and design. The subject property retains its late-nineteenth-century residential scale and feeling and continues, through the design strength of its original forms, massing and detailing, to illustrate its associations with significant patterns of development of this neighborhood immediately north of downtown San José. The house has most of its integrity with its Italianate design, and the changes are minor and have little impact on the understanding of the building's original design. This building has a distinctive character and composition that is expressed through its preserved materials and overall design.

EVALUATION

This house, a Contributing Structure (CS) to the Hensley City Landmark Historic District, sits within a distinguished grouping of 1880s and 1890s Victorian residences along both sides of North Fifth Street south of Empire Street. The building has a distinctive character and composition that is expressed through its preserved materials and overall design. Some other houses of this era, particularly those in the Queen Anne style, have more elaborate representations of Victorian-era workmanship; however, this building represents a period of transition from the earlier Italianate style to Queen Anne that occurred in the mid-1880s.

The Haydock House is a distinguished example of this building type. While containing many Queen Anne details, such as carved wood brackets, turned spindles, and wide frieze boards, the strong verticality inherent in the building forms clearly associate the design with Italianate residences from the 1870s and early 1880s.

(Continued on next page)

(Continued from previous page)

The Haydocks, although well known in early San Jose due to Clarence's occupation which relied on extensive newspaper marketing, are not known for larger contributions to the community during the period in which they resided in San Jose - from the mid-1880s to the end of the century. It is not known whom Clarence Herrington hired to design the house. The house however, remains a distinctive representation of its era, in both design and detailing. It is clearly the work of a master artisan or designer, being an especially fine example of late Italianate residential architecture in San Jose. Given its recognized historic context within the Hensley Historic District, it qualifies for the California Register under Criteria (1) and (3). It is presently included within the National Register Hensley Historic District as a Contributor, a 1983 registration based on the significant concentration of historic architecture in the area. It therefore qualifies under Criterion A of the National Register. The Haydock House appears to also qualify individually under Criterion C for this register as noted in the previous paragraph.

Under the definition for historical significance within the City of San Jose Historic Preservation Ordinance, the house clearly has architectural and aesthetic value of an historical nature. Its quality derives from its distinction as an important architectural work due to its style and design.

(Continued from page 4, DPR523b, B12)

Dugan, Colonel, Tales of the Town, *San Jose Evening News*, 3/10/1900.  
Harriman, F., Block Book of the City of San Jose, 1909.  
Haydock Family Tree, [www.Ancestry.Com](http://www.Ancestry.Com).  
Herrmann Bros., Mrs. Stevenson's Subdivision of Blocks 13 and 17 in the White Addition, Santa Clara County Recorded Map B:21.  
Maggi, F., C. Duval and B. Montgomery, *Historical and Architectural Evaluation of Fiesta Lanes and Meineke Discount Mufflers, 1531 and 1533 West San Carlos Street, San Jose, Santa Clara County, CA.*, Dill Design Group, 10/9/2002.  
Sanborn Fire Insurance Map Co., San Jose, 1884-1950.  
San Jose City Directories 1878-1975.  
*San Jose Evening News*, Accepts New Position [Clarence Haydock], 2/27/1900.  
*San Jose Evening News*, Real Estate Transactions, Haydock to Willey, 8/2/1902.  
*San Jose Evening News*, Notice of Default and Trustee Sale, 11/23/1922.  
San Jose School District Maps, c. 1930.  
San Jose Tax Assessment Records, 1857-1898.  
Santa Clara County Deeds, Wilcox to Haydock, Book 81 Page 86, 7/24/1885.  
Santa Clara County Marriage Records, on file at History San Jose.  
Thomas Block Book, Second Ward, 1924.  
U.S. Population Census 1870-1930.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 9 of 13

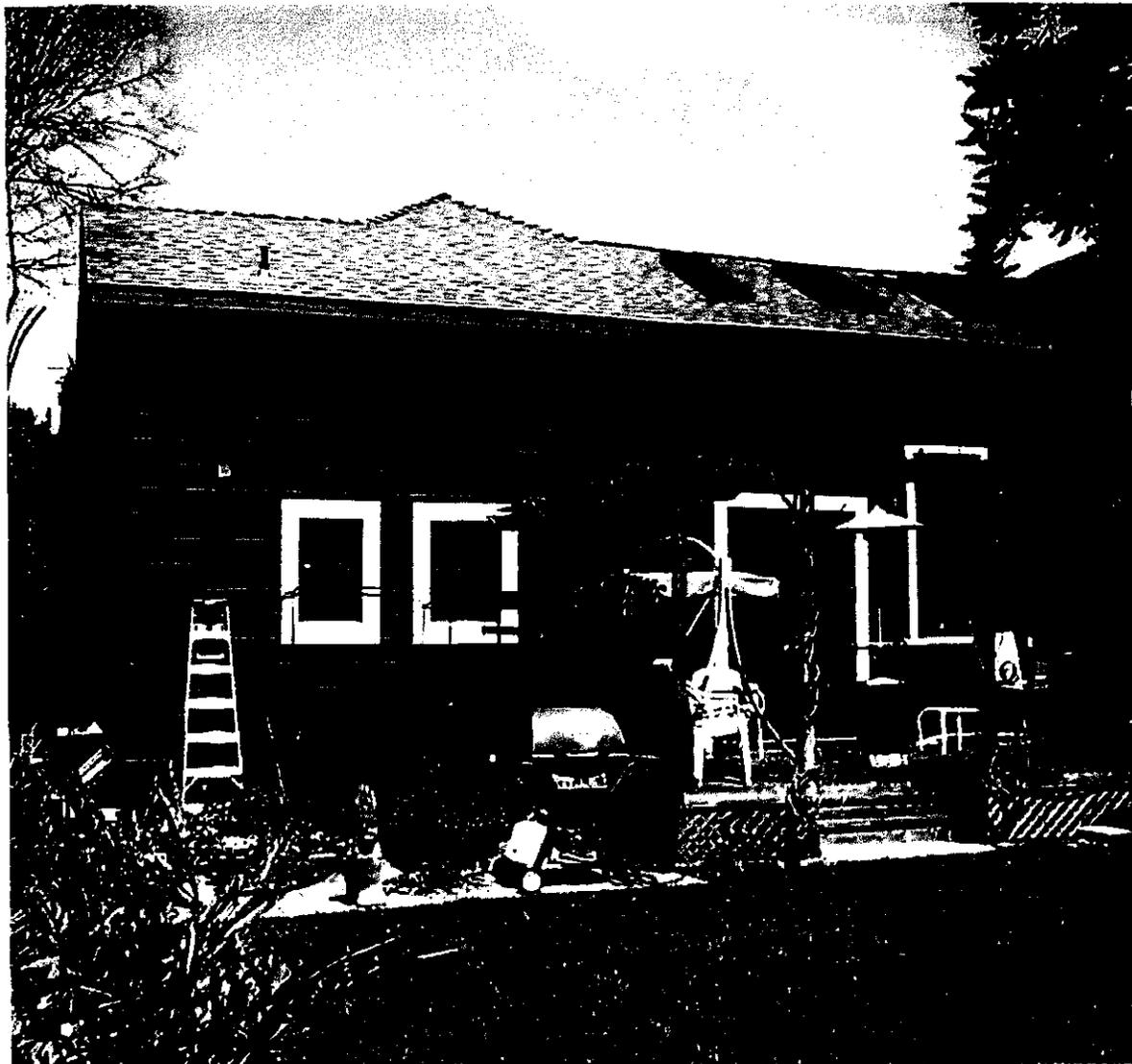
\*Resource Name or # (Assigned by recorder) Clarence & Emily Haydock House

\*Recorded by F. Maggi, C. Duval, & L. Dill

\*Date May 15, 2007  Continuation  Update



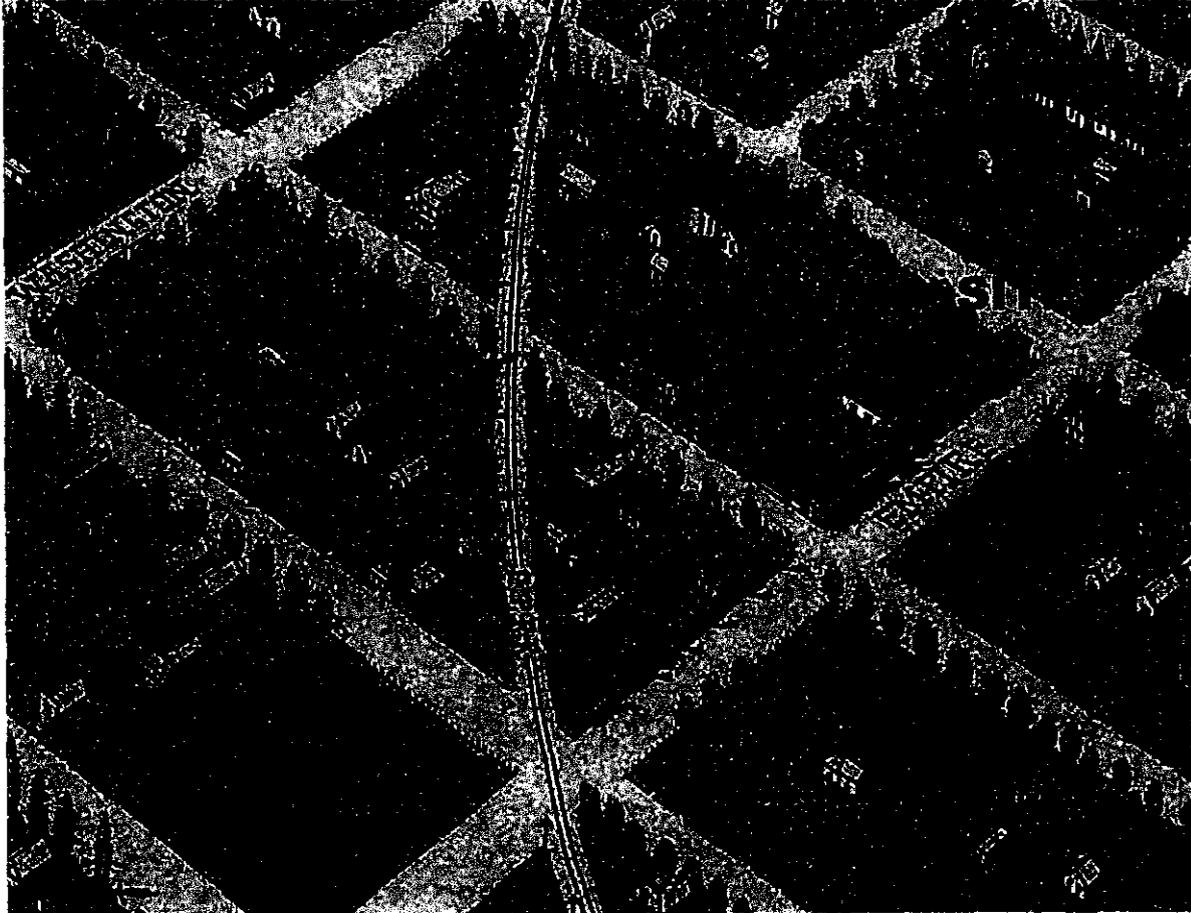
Detail of front entry porch, view facing west.



Rear elevation, view facing east.



Detail of window and hood at front façade, view facing northwest.



1901 Bird's Eye View, facing southwest from vicinity of North Sixth and Empire Streets. Note rear cross-gable roofline as exists today.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

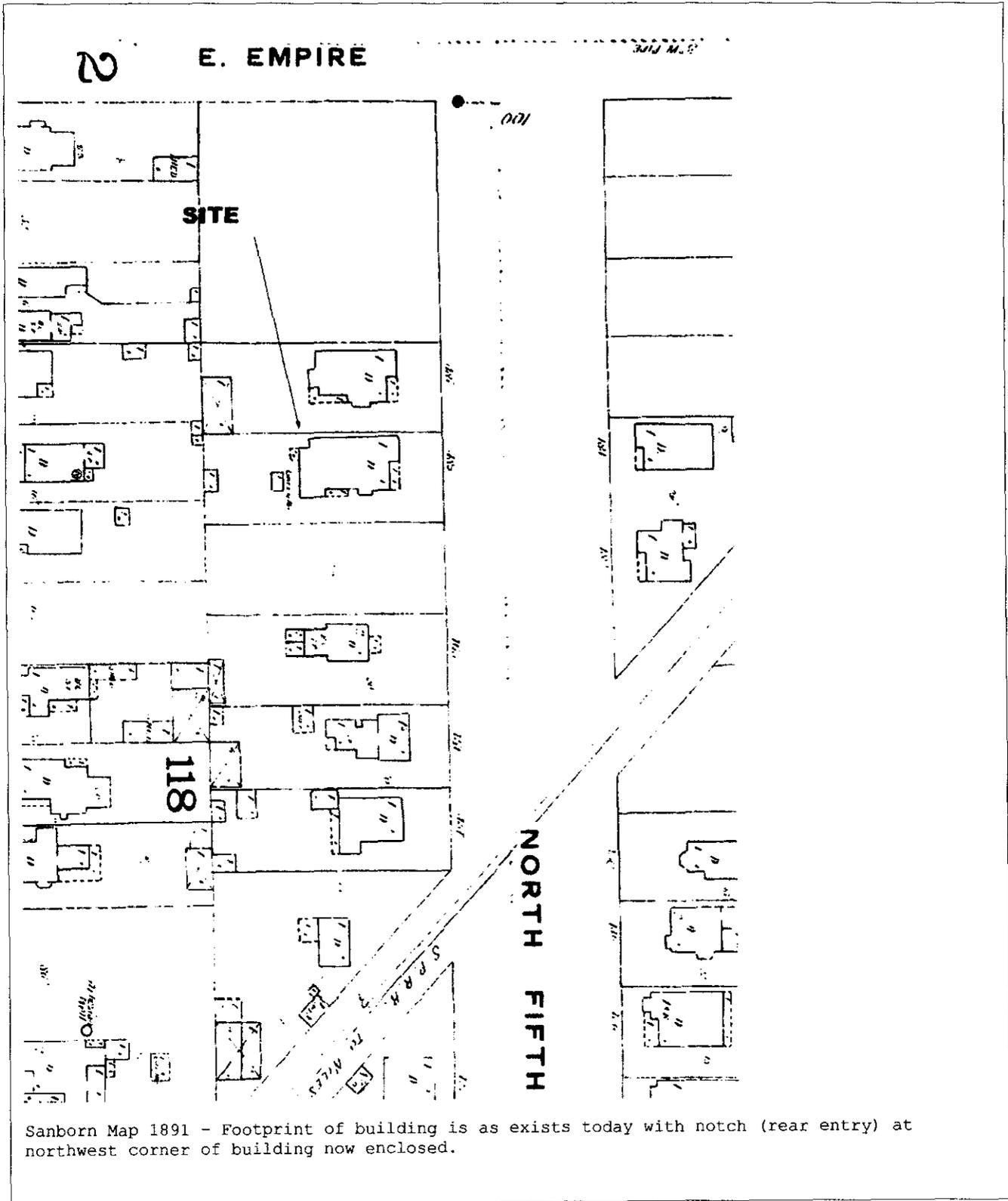
Primary #  
HRI #  
Trinomial

Page 13 of 13

\*Resource Name or # (Assigned by recorder) Clarence & Emily Haydock House

\*Recorded by F. Maggi, C. Duval, & L. Dill

\*Date May 15, 2007  Continuation  Update



Sanborn Map 1891 - Footprint of building is as exists today with notch (rear entry) at northwest corner of building now enclosed.

## HISTORIC EVALUATION SHEET

**Historic Resource Name:** 483 N. 5th St. - Haydock House

### A. VISUAL QUALITY / DESIGN

#### Justification

		E	VG	G	FP
1. EXTERIOR	Very good composition and detail		x		
2. STYLE	Excellent rare Italianate	x			
3. DESIGNER	Not known - excellent		x		
4. CONSTRUCTION	Of no importance				x
5. SUPPORTIVE ELEMENTS	None				x

### B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	Secondary importance loosely connected			x	
7. EVENT	None				x
8. PATTERNS	Hensley Historic District	x			
9. AGE	Between 1860 and 1906		x		

### C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Helps maintain character of Hensley Dist.		x		
11. SETTING	Maintains setting		x		
12. FAMILIARITY	Familiar to neighborhood			x	

### D. INTEGRITY

		E	VG	G	FP
13. CONDITION	No apparent surface wear or problems	x			
14. EXTERIOR ALTERATIONS	Minor alterations		x		
15. STRUCTURAL REMOVALS	Features removed but portions remaining		x		
16. SITE	Not moved	x			

### E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	Highly reversible	x			

### F. ADDITIONAL CONSIDERATIONS / BONUS POINTS

		E	VG	G	FP
18. INTERIOR / VISUAL	Very good		x		
19. INTERIOR / HISTORY	Good		x		
20. INTERIOR ALTERATIONS	Minor alterations		x		
21. REVERSIBILITY / INTER.	Reversible		x		
22. NATIONAL OR CALIF. REG	Listed on National Register	x			

**REVIEWED BY:** Franklin Maggi

**DATE:** 05/15/07

## EVALUATION TALLY SHEET

**Historic Resource Name:** 483 N. 5th St. - Haydock House

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	12			
2. STYLE	10	8	4	0	10			
3. DESIGNER	6	4	2	0	4			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		26	
<b><u>B. HISTORY / ASSOCIATION</u></b>								
	E	VG	G	FP	Value			
6. PERSON / ORGANIZATION	20	15	7	0	7			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	12			
9. AGE	8	6	3	0	6		25	
<b><u>C. ENVIRONMENTAL / CONTEXT</u></b>								
	E	VG	G	FP	Value			
10. CONTINUITY	8	6	3	0	6			
11. SETTING	6	4	2	0	4			
12. FAMILIARITY	10	8	4	0	4		14	65
<i>(SUM OF A+C) =</i>					40			
<b><u>D. INTEGRITY</u></b>								
	E	VG	G	FP	Value			
13. CONDITION	.00	.03	.05	.10	0	x 65	0.0	
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.05	x 40	2.0	
	.00	.03	.05	.10	0.03	x 25	0.8	
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0.2	x 40	8.0	
	.00	.10	.20	.40	0.1	x 25	2.5	
16. SITE	.00	.10	.20	.40	0	x 25	0.0	
							13.3	
<b>ADJUSTED SUB-TOTAL:</b> (Preliminary total minus Integrity Deductions)								51.75
<b><u>E. REVERSIBILITY</u></b>								
	E	VG	G	FP	Value			
17. EXTERIOR	3	3	2	2	3			54.75
<b><u>F. ADD'L CONSIDERATIONS/BONUS POINTS</u></b>								
	E	VG	G	FP	Value			
18. INTERIOR / VISUAL	3	3	1	0	3			
19. INTERIOR / HISTORY	3	3	1	0	3			
20. INTERIOR ALTERATIONS	4	4	2	0	4			
21. REVERSIBILITY / INTERIOR	4	4	2	0	4			
22. NATIONAL / CALIFORNIA REGISTER	20	15	10	0	20		34	
<b>EVALUATION TOTAL:</b> (Adjusted subtotal plus Bonus Points)								88.75

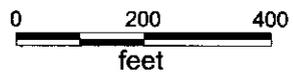
# Location Map



Map Created On:  
6/4/2007

Scale 1 in = 300 ft 1:3600

Noticing Radius: 500 ft



File Number: HL07-162

District: 3

Quad No: 67

